WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER D. STACEY WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160083314 DEEDWARR
Recvd: 09/22/16 13:46 2 pgs
Fees:13.00 Taxes:777.00
20160922-0100000

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A & K Property Management, LLC	New owner	071-08-0
(NAME)	(NAME)	(MAP)
3327 State Route 257, Ste 2		070.00 AND 069.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Seneca, PA 16346		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mike Thorpe, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto A & K Property Management, LLC, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Parcel No. 1:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 24 and part of Lot No. 23 on the Map of J. B. Haynie's Oriental Subdivision of record in Plat Book 161, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and part of Lot No. 23 front 120 feet together on the Southerly side of Prince Street and runs back between parallel lines 140 feet to a dead line.

Parcel No. 2:

Land in Davidson County, Tennessee, being the East 40 feet of the Westerly 60 feet of Lot No. 23 on the Map of J. B. Haynie's Oriental Subdivision as of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 40 feet on the Southerly side of Prince Avenue, formerly Street, and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Mike Thorpe by Warranty Deed from James M. Bush and wife, Allene Bush; Mary Pearson and husband, William T. Pearson; Johnnie Bush and wife, Jackie Ruth Bush; Virgie Earlene Stevens and husband, Howard T. Stevens; Jerry D. Bush and wife, Marie Bush; Jessie L. Bush, single, Tina Shelton and husband, Dean Shelton, Tonia Mae Brown, single and Ervin Brown, Jr., single as the only heirs-at-law of Lula Mae Bush, deceased of record in Book 8273, page 484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 316, 318, 320 Prince Avenue, Nashville, Tennessee 37207-4516

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of September, 2016.

x _____
Mike Thorpe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mike Thorpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of September, 2016.

_____
Notary Public

My Commission Expires:

9/26/17

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY