# WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

**THIS INSTRUMENT WAS PREPARED BY**
Bennett & Pressley, P.C., 2021 Richard Jones Rd. Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Dave Rodman | Same as Owner | P/O 09102026100 |
| (NAME) | (NAME) | |
| 4844 Lower Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Lake Oswego, OR 97035 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARDI GRAS HOLDINGS, LLC**, AN OREGON LIMITED LIABILITY COMPANY REGISTERED TO DO BUSINESS IN TENNESSEE, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVE RODMAN and SALLY RODMAN, husband and wife**, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Block "I" on the plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County, being Lot No. 1519 on the unrecorded subdivision of said Block "I" described as follows:

Beginning on the northerly margin of New York Avenue at a point 60 feet east of the easterly margin of 57th Avenue North, said oint being the corner of Lots Nos. 1519 and 1521, thence with said avenue easterly 25 feet to the corner of lots 1517 and 1519, thence with the line between said two lots northwardly 150 feet to the southerly margin of an alley; thence with said alley westerly 25 feet to the corner of Lots Nos. 1519 and 1521; thence with the line between said two lots southerly 150 feet to the beginning.

Being the same property acquired by Grantor herein by Warranty Deed of record in Instrument No. 20160830-0090844, in the Register's Office for Davidson County, Tennessee.

This is unimproved property located at 5610 New York Avenue., Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our hands this 7th day of OCTOBER 2016.

MARDI GRAS HOLDINGS, LLC, Grantor

By: _____
Frank Lambert, Manager

BILL GARRETT, Davidson County
Trans:T20160093467 DEEDWARR
Recvd: 10/24/16 09:50 2 pgs
Fees:13.00 Taxes:518.00
20161024-0111910

State of Oregon )
)
County of Multnomah )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK LAMBERT, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the duly appointed and acting Manager of MARDI GRAS HOLDINGS, LLC, the within named bargainor, and who further did in my presence affix his signature to the within instrument, upon oath acknowledging that he did so in said representative capacity for and on behalf of said bargainor, having been duly authorized so to do, freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 7th day of October, 2016.

Scott Eldon Steele
Notary Public

OFFICIAL STAMP
SCOTT ELDON STEELE
NOTARY PUBLIC-OREGON
COMMISSION NO. 928212
MY COMMISSION EXPIRES MAY 12, 2018

My Commission Expires: 5/12/18