WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096533 DEEDWARR
Recvd: 11/01/16 12:30 2 pgs
Fees:13.00 Taxes:647.50

20161101-0115434

J-CC-16-203-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES 8-30-2020

(AFFIX SEAL)

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JFM 203 GATEWOOD AVENUE LLC **PWM 203 GATEWOOD AVENUE LLC**	**NEW OWNER**	
(NAME) **5140 Fire Tower Rd.**	(NAME)	**071-11-0-022.00**
(ADDRESS) **Franklin, TN 37064**	(ADDRESS)	
(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, **CENTENNIAL CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JFM 203 GATEWOOD AVENUE LLC, A 50% UNDIVIDED INTEREST AND PWM 203 GATEWOOD AVENUE LLC, A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Beginning on the Northerly margin of Gatewood Avenue 56 feet easterly from the East margin of Luton Street; thence with the northerly margin of Gatewood Avenue, easterly 60 feet to a point; thence northerly and paralleled to Luton Street 208 feet, more or less, to the south line of Lot No. 14 of the John Woodard Lands; thence with said line westerly 60 feet to a point 56 feet easterly from the margin of Luton Street; thence 208 feet, more or less, to the beginning.

Being the same property conveyed to Centennial Construction, LLC by deed from Bobbie Ruth Williams, married of record in Document Number 20160921-0099533, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Gatewood Avenue, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 28th DAY OF OCTOBER, 2016.

Centennial Construction, LLC

BY: _____
John Gleaves, Authorized Agent

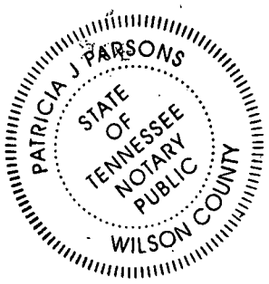
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Centennial Construction, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of October, 2016.

Patricia J Parsons
Notary Public

My Commission Expires: 8-31-2020



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212