WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096832 DEEDWARR
Recvd: 11/02/16 10:07 2 pgs
Fees:13.00 Taxes:4625.00

20161102-0115725

J-GB-16-966-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

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)
AEY, LLC	**New Owner**	
(NAME)	(NAME)	**082-12-0-295.00**
525 4th Ave. South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **GLENNA B. FENN, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 and 5 on the Plan of Davis Addition to Edgefield, now East Nashville of record in Plan Book 1, Page 41, Chancery Court for Davidson County, Tennessee, and being described according to a survey made by John Kohl and Company, P.C., dated July 2, 1987 and described as follows:

Beginning at a point in the southerly margin of Main Street at the northwest corner of Lot 5 Davis Addition to Edgefield of record in Plan Book 1, page 41, Chancery Court, Davidson County, Tennessee; thence with the southerly margin of Main Street North 65 degrees 05 minutes 00 seconds East 100.00 feet to a point beginning the northeast corner of Lot No. 4 Davis Addition to Edgefield, in Plan Book 1, page 41, Chancery Court for Davidson County, Tennessee; thence South 25 degrees 30 minutes 35 seconds East 160.00 feet to the northerly margin of alley Number 258; thence with the northerly margin of alley Number 258, South 65 degrees 05 minutes 00 seconds West 100.00 feet to a point; thence North 25 degrees 30 minutes 35 seconds West 160.00 feet to a point of beginning.

Being the same property conveyed to Glenna B. Fenn by Quitclaim deed from Max Investments, a South Carolina Limited Partnership, Peter Thyssen, General Partner of record in Book 8622, page 989, Register's Office for Davidson County, Tennessee, dated May 8, 1992 and recorded on May 8, 1992. (Value or consideration shown in aforementioned deed $170,000.00.)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 41, Chancery Court for Davidson County, Tennessee.
- Easement for installation and maintenance of sewer line granted the Nashville Housing Authority of record in Book 3979, Page 825, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **966 Main Street , Nashville, Tennessee 37206-3614**.

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.

Glenna B. Fenn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENNA B. FENN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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