WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160099613 DEEDWARR
Recvd: 11/10/16 10:55 2 pgs
Fees: 13.00 Taxes: 18.50
20161110-0119037

B-TC-16-1312-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
TC376 Holdings, LLC	1044 ST HUBBINS DR SPRING HILL TN 37174	
(NAME) **1312 Aline Avenue**	(NAME) ETHAN NICODEMUS	**071-10-0-057.00**
(ADDRESS) **Nashville, TN 37207-5300**	(ADDRESS) 1044 ST HUBBINS DR SPRING HILL TN 37174	
(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, **ATHERINE MAYES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TC376 HOLDINGS, LLC,** 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. 75 on the Plan of J. B. Haynies Cumberland Heights of record in Plat Book 57, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 75 fronts 39 feet on the Westerly side of Aline Avenue, and runs back between parallel lines, 125 feet to an alley.

Being the same property conveyed to William W. Mayes and wife, Atherine Mayes by Warranty deed from Oma Lee Taylor, the widow of Hural Taylor of record in Book 10195, page 70, Register's Office for Davidson County, Tennessee, dated September 05, 1996 and recorded on September 18, 1996. Said William W. Mayes, having since died on 9/26/2014 leaving his wife, Atherine Mayes the surviving tenant by the entirety. Andrea E. Browne executes this instrument on behalf of Atherine Mayes by vitrue of Durable Power of Attorney recorded on _____ in Book *, Page _____, Register's Office for Davidson County, Tennessee. *20161110-0119036

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 170, 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: **1312 Aline Avenue , Nashville, Tennessee 37207-5300**.

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 7th DAY OF NOVEMBER, 2016.

Atherine Mayes by Andrea E. Browne Attorney in fact
Atherine Mayes by Andrea E. Browne,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA E. BROWNE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ATHERINE MAYES, and who acknowledged he/she/they executed the same as the free act and deed of the said ATHERINE MAYES.

Witness my hand and official seal, this the 7th of November, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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