WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109481 DEEDWARR
Recvd: 12/13/16 13:17 2 pgs
Fees:13.00 Taxes:555.00

20161213-0130682

File No.: ALW-16-358

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WD DEVCO, G.P., A TENNESSEE GENERAL PARTNERSHIP	SAME AS NEW OWNER	10613006300
(NAME)	(NAME)	
2814 12th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **ALICE F. WILSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WD DEVCO, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs 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. 7 on the Map of Redd Heights Subdivision, as of record in Book 2331, Page 105, Register's Office for said County.

Beginning at a concrete monument in the Southwest corner of the lot and in the Easterly margin of a dedicated unimproved right-of-way shown on said plan dedicated in Book 1539, Page 189, said Register's Office and said point being in the Northerly margin of a 10 foot right-of-way dedicated for the widening of Glenrose Avenue as shown on said plan; thence N. 89 degrees 19' East along said last mentioned right-of-way 73.65 feet to an iron pin at the common corner of Lots Nos. 7 and 8; thence Northerly along the line between said lots 80 feet to a point; thence continuing along the line between said lots, Northeasterly 83.3 feet to the Southerly margin of Lot No. 6; thence along the line between Lots Nos. 6 and 7, 61 feet to a concrete monument; thence Southerly 173.71 feet along the first mentioned right-of-way to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Betty J. Carr to Alice F. Wilson as recorded on the 12th day of October, 2012 in Instrument No. 20121012-0093796; Quitclaim Deed from Alice F. Wilson to Betty J. Carr as recorded on the 2nd day of September, 2005 in Instrument No. 20050902-0105910; Quit-Claim Deed from Jessie M. Randolph, A Widow to Alice Faye Wilson, a single person as recorded on the 14th day of February, 1990 in Deed Book 8045, Page 332 and Warranty Deed from Herbert W. Randolph and wife, Jessie M. Randolph to Lynn F. Bowden, Jr., and wife, Dorothy R. Bowden as recorded on the 5th day of November, 1965 in Deed Book 3955, Page 253, in the Register's Office of Davidson County, Tennessee.

Less and Except

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of Redd Heights Subdivision, as of record in Book 2331, Page 105, Register's Office for said County.

Right-of-Way: Beginning at a point on the existing right-of-way line of Glenrose Avenue, said point also being on the line between Eula T. Burklow and Peggy Ray Burklow (as described on Map 106-13, Parcel 64 of the Property Map and Records System of Davidson County, Tennessee) and Jessie M. Randolph (L.E.) and Alice F. Wilson (as described in Map 106-13, Parcel 63 of the Property Map and Records System of Davidson County, Tennessee); thence N07°46'56"E a distance of 3.73 feet along the line between Eula T. Burklow and Peggy Ray Burklow (Parcel 106-13-64) and Jessie M. Randolph (L.E.) and Alice F. Wilson (Parcel 106-13-63) to a point on the proposed right-of-way of Glenrose Avenue; thence following the proposed right-of-way line of Glenrose Avenue S89°45'31"E a distance of 73.10 feet to a point on the line between Jessie M. Randolph (L.E.) and Alice F. Wilson (Parcel 106-13-63) and Dallas Ray Farmer, Et Ux (as described on Map 106-13, Parcel 62 of the Property Map and Records System of Davidson County, Tennessee); thence S00°42'09"E a distance of 3.54 feet along the line between Jessie M. Randolph (L.E.) and Alice F. Wilson (Parcel 106-13-63) and Dallas Ray Farmer, Et Ux (Parcel 106-13-62) to a point on the existing right-of-way line of Glenrose Avenue; thence N89°53'04"W a distance of 73.65 feet along the existing right-of-way line of Glenrose Avenue to the point of beginning, said tract containing 0.006 acres, more or less.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from Jessie M. Randolph, unmarried, as to her Life Estate, and Alice Faye Wilson, unmarried, as to her remainder in fee, recorded on the 4th day of May, 1992 in Deed Book 8617, Page 363, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 358 Glenrose Avenue, Nashville, TN 37210

(House Number) (Street) (City or Town) (Postal Zip)

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 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 29th day of November, 2016.

Alice F. Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice F. Wilson, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2016.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171