WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/16 14:11 3 pgs
Fees:18.00 Taxes:1890.70
20161214-0131209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00

Affiant

JOHN A. BELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 19, 2018

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
T and T Development, LLC, a Tennessee limited liability company	Same	105-1-533
(NAME)	(NAME)	
1070 Archer Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162870

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, RUTH ANN GILLIAM**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **T AND T DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 30 on the Plan of Southside Park Estates, Section 1, of record in Book 4460, page 61, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Othar Gilliam and wife, Ruth Ann Gilliam by deed from Charles A. Scott, Sr. and wife, Delores Scott, dated May 15, 1992, of record in Book 8628, page 20, Register's Office for Davidson County, Tennessee. The said Othar Gilliam having since died on September 19, 2008, leaving Ruth Ann Gilliam as surviving tenant by the entirety.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 4460, page 61, Register's Office for said County; and (b) Restrictions of record in Book 4575, page 964, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1070 Archer Street, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of December, 2016

Ruth Ann Gilliam
Ruth Ann Gilliam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ruth Ann Gilliam, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2016.

Christine L. Lind
Notary Public
My Commission Expires: 9.18.17



True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

