BILL GARRETT, Davidson County
Trans: T20160112894 DEEDWARR
Recvd: 12/22/16 10:12 2 pgs
Fees: 13.00 Taxes: 1313.50
20161222-0134653

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2016.

Notary Public

My commission expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Cash **Tamara Phillips**	new owner	**08111019700**
1611 17th Avenue North		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

Pearl Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Cash and Tamara Phillips, Tenants in Common with the Right of Survivorship

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 the Northerly 32 feet of Lot No. 385, in McGavock and others addition, a plan of which is of record in Book No. 21, at page 41, of the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 385 fronts 32 feet on the West side of 17th Avenue North (formerly James Street), in the city of Nashville, Tennessee, and extends back Westwardly between parallel lines 170 feet to an alley on which it fronts 32 feet.

Being the same property conveyed to Pearl Properties, LLC, a Tennessee limited liability company, from Metropolitan Office for Development, LLC, by Warranty Deed dated March 4, 2016, of record in Instrument No. 20160311-0023599, Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Clarence Summey, from Aaron Charles John Covington, by Quitclaim Deed dated June 11, 2014, of record in Instrument No. 20140613-0051745, said Register's Office.

~~Further being the same property conveyed to Clarence Summey, from Aaron Charles John Covington, by Quitclaim Deed dated June 11, 2014, of record in Instrument No. 20140613-0051745, said Register's Office.~~

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1611 17th Avenue North, Nashville, TN 37208.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 6th day of January, 2017.

P. Thomas Rothrauff, Member, Pearl Properties, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared P. Thomas Rothrauff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a member of Pearl Properties, LLC, the within named bargainor, and that such person, as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the LLC by such person as member.

Witness my hand, at office, this 20th day of December, 2016.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Notary Public

My Commission Expires: 11/5/18