WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170002659 DEEDWARR
Recvd: 01/10/17 15:36 2 pgs
Fees: 13.00 Taxes: 666.00
20170110-0002983

File No.: ALW-16-356

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 20 16.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

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

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
William & Hamilton G.P.	NEW OWNER	106-13-062.00
(NAME)	(NAME)	
2814 12TH AVE S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(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, **VALERY D. PARHAM, A SINGLE WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM & HAMILTON 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:

Being Lot No. 8 on the Plan of Redd Heights, of record in Plat Book 2331, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Less and Except the following described property of record in Book 8575, Page 69, said Register's Office, as follows: Land in Davidson County, Tennessee, being part of Lot No. 8 on the plan of Redd Heights, of record in Book 2331, Page 105, Register's Office for Davidson County, Tennessee. Right of Way Easement: Beginning at a point on the existing right of way line of Glenrose Avenue; said point also being on the line between Jesse M. Randolph (L.E.) and Alice F. Wilson (as described on Map 106-13, Parcel 63 of the Property Map and Record System of Davidson County, Tenressee) 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 N 00 deg. 42 min. 09 sec. W a distance of 3.54 feet along the line between Jesse M. Randolph (L.E.) and Alice F. Wilson (Parcel 106-13-63) and Dallas Ray Fanner, Et Ux (Parcel 106-13-62) to a point on the proposed right of way line of Glenrose Avenue; thence S 89 deg. 45 min. 31 sec. E a distance of 93.19 feet along the proposed right of way line of Glenrose Avenue to a point on the existing Westerly right of way line of CSX Transportation; thence S 14 deg. 35 min. 56 sec. W a distance of 3.45 feet along the existing Westerly right of way line of CSX.

Transportation to the intersection of the existing Northerly right of way line of Glenrose Avenue with the existing Westerly right of way line of CSX Transportation; thence N 89 deg. 53 min. 04 sec. W a distance of 92.28 feet along the existing right of way line of Glenrose Avenue to the point of beginning. Temporary Construction Easement: Beginning at a point on the proposed Northerly right of way line of Glenrose Avenue, said point also being on the line between Jessie M. Randolph (L.E.) and Alice F. Wilson, (as described on Map 106-13, Parcel 63 of the Proposed Map and Records System of Davidson County, Tennessee) and Dallas Ray Farmer, Et Ux (as described in Map 106-13, Parcel 62 of the Property Map and Records System of Davidson County, Tennessee); thence N 00 deg. 42 min. 09 sec. W a distance of 7.00 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; thence S 89 deg. 45 min. 31 sec. E a distance of 95.10 feet to a point on the existing Westerly right of way line of the CSX Transportation; thence S 14 deg. 35 min. 56 sec. W a distance of 7.23 feet along the existing Westerly right of way line of the CSX Transportation to the intersection of the proposed Northerly right of way line of Glenrose Avenue with the Westerly right of way line of the CSX Transportation; thence N 89 deg. 45 min. 31 sec. W a distance of 93.19 feet along the proposed right of way line of Glenrose Avenue to the point of beginning. Said temporary construction easement to be abandoned upon completion of construction. Driveway Improvement: Additional temporary construction easement for proposed driveway construction shall be as follows: Along length of driveway - 13 feet and along width of driveway - 20 feet. Said additional temporary easement containing .006 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed by Warranty Deed from Jeffery Gooch, unmarried and Leslie Lee, unmarried to Valery D. Parham, as recorded on the 18th day of May, 2009 in Instrument No. 20090518-0045255 and Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. to Jeffery Gooch, unmarried, Valery Parham, unmarried and Leslie Lee, unmarried as recorded on the 8th day of October, 2007 in Instrument No. 20071008-0119620, 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 356 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 15th day of December, 2016.

Valery D. Parham

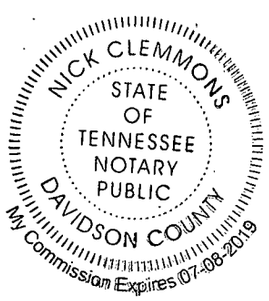
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Valery D. Parham, 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 15th day of December, 2016.

Notary Public
My Commission Expires: 7-08-2019

(SEAL)



RETURN TO:

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