Davidson County DEEDWARR
Recvd: 01/11/17 15:40 3 pgs
Fees:18.00 Taxes:2997.00
20170111-0003398

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $810,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2017.

Notary Public

My commission expires: 9/7/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
ShVille Dunn, LLC	**NEW OWNER**	**105-16-0-067-00**
214 Sullivan St., 5th Floor		**Lot 1**
New York, NY 10012		**Plan of Chapman-Gurley**

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, WE,

Joe T. Roland and wife, Mary A. Roland

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ShVille Dunn, LLC, a New York limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Chapman-Gurley of record in Plat Book 8250, Page 970, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe T. Roland and wife, Mary A. Roland by warranty deed from Steven Bostelman and wife, Monica Bostelman of record in Instrument No. 20060928-0119920 Register's Office for Davidson County, Tennessee, dated 09/27/2006 and recorded on 09/28/2005.

This conveyance is subject to the following:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 970, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11104, Page 958, in the Register's Office for Davidson County, Tennessee.

ALTA/NSPS Land Title Survey from Cherry Land Surveying, Inc. by R. Scot Cherry, TN RLS #1512, Job # 16165, dated October 31, 2016, last revised November 21, 2016, indicates the following:

a. Utility and drainage lines with meter, valves, poles, and other appurtenances.

b. Antenna crossing northern property line.

This is improved (X) unimproved ( ) property known as 2215 Dunn Avenue, Nashville, TN 37211.

105-16-0-067-00 is the parcel identification number assigned to the property by the county tax assessor's office.

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 claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 HANDS EFFECTIVE AS OF January 9, 2017:

Joe T. Roland

Mary A. Roland

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Joe T. Roland and Mary A. Roland, the within named Grantor(s), 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, at office, this the 9th day of January, 2017.

My Commission Expires: 9/7/2020

Notary Public

20161630C

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

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

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

