WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010786 DEEDWARR
Recvd: 02/06/17 11:51 3 pgs
Fees:18.00 Taxes:3145.00
20170206-0012282

MELISSA D. HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY Commission Expires MAR. 10, 2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
One Nine Investments, LLC	OWNER	105-11-0 296.00
(NAME) 1420 Donelson Pike,	(NAME) Ste. A12	& 297.00 & 298.00
(ADDRESS) Nashville TN 37217	(ADDRESS)	& 299.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Billy Ray Bowers and Steve Shacklett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **One Nine Investments, LLC,** 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:

503 Wedge Wood Avenue, Nashville, TN 37203 described as follows:

Tract I:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 1 on the Plan of George I. Waddey's Subdivision, of the south part of Horton Lots Nos. 4, 5, and 6, of record in Book 547, Page 8, Register's Office for said County.

Said part of Lot No. 1 fronts 50 feet on the southerly side of Wedgewood Avenue and runs back 91 feet more or less on the the west line and 87 feet on the east line, with the westerly margin of Rains Avenue to a dead line and show 50 feet on said dead line.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2, and the westerly 12 feet, more or less, of Lot No. 1 on the Plat of George I. Waddey's Subdivision of the south part of Horton Lots Nos. 4, 5, and 6, of record in Book 547, Page 8, Register's Office for Davidson County, Tennessee described as follows:

Beginning on the southerly margin of Wedgewood Avenue at eh corner of Lots Nos. 2 and 3; thence with said avenue eastwardly 64.8 feet, more or less, to the northwest corner of tthe property conveyed to Lilli Mai Garrone, by deed from Joe Frank, et al, of record in Book 1538, page 84, said Register's Office; thence with the westerly line of said Garrone property southwardly 91 feet, more or less, to te southerly line of said Lot No. 1; thence with the southerly line of Lots Nos. 1 and 2 westwardly 62 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northwardly 109 feet to the beginning.

Being the same property conveyed to Billy Ray Bowers by deed of record in Book 10141, Page 260, said Register's Office.

505 Wedgewood Avenue, Nashville, TN 37203

Land in Davidson County, Tennesee Described to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Geo. I. Waddey's Subdivision of part of the Horton Lands, as of record in Book 547, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 55 feet on the southerly side of Wedgewood Avenue and runs back 109 feet on the easterly line and 131 feet 6 inched on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Billy Bowers and wife, Alice Emogene Bowers, by deed of record in Book 6539, Page 915, said Register's Office.

507 Wedgewood Avenue, Nashville, TN 37203

Land in Davidson County, Tennessee Described to-wit:

Being Lot No. 4 on the Map of George I. Waddey's Subdivision of the south part of Lots Nos. 4 and 5 and 6 of the Horton Plan of record in Book 547, page 8, said Register's Office.

Said Lot No. 4 fronts 55 feet on the southerly side of Wedgewood Avenue and runs back between lines 131 feet and 6 inches on the easterly line, and 155 feet on the westerly line, to a dead line in the rear of which it measures 50 feet.

Being the same property conveyed to Billy R. Bowers and wife, Alice Emogene Bowers, by deed of record in Book 6527, page 476, said Register's Office.

509 Wedgewood Avenue, Nashville, TN. 37203

Land in Davidson County, Tennessee described to-wit:

Being Lot No. 5 on the Plan of George I. Waddey's Subdivision, of the south part Lots No. 4, 5, and 6 as of record in Book 547, Page 8, said Register's Office.

Lot No. 5 fronts 51 feet 6 inches on the Southside of Wedgewood, avenue, and runs back between line 155 feet on the east line, and 160 feet, 6 inches on the west line to a dead line and shows 50 feet on said Dead line and being the same property conveyed to W. Shelton et ux, Nannie Shelton by deed from Helen K. Stillman husband, Julius Stillman, Sayne W. Stillman husband, Dave Stillman of record in Book 1295, page 346 said Register's Office.

Being the same property conveyed to Billy R. Bowers et us, Alice Emogene Bowers by deed of record in Book 6592 Page 766, said Register's Office.

Being the same property conveyed to Billy Ray Bowers and Steve Shacklett by deed of record in Instrument 20170206-0012281, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
The said Alice Emogene Bowers having since died.
Billy Bowers, Billy Ray Bowers and Billy R. Bowers being one and the same person.

unimproved ☑

This is improved ☐ property, known as 503 Wedgewood Avenue, Nashville, TN 37203
505 Wedgewood Avenue, Nashville, TN 37203

507 Wedgewood Avenue, Nashville, TN 37203
509 Wedgewood Avenue, Nashville, TN 37203

(House Number) (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 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 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 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 hands this 3rd day of February, 2017.

Billy Ray Bowers

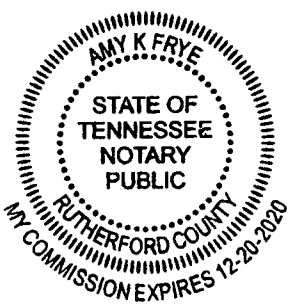
Steve Shacklett

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Billy Ray Bowers and Steve Shacklett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 3rd day of February, 2017.

Notary Public Amy K Frye
My Commission Expires: 12/20/2020



File No.: 20708