FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20170023257 DEEDWARR Recvd: 03/20/17 09:51 2 pgs Fees:13.00 Taxes:980.50 20170320-0026696	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS February 24, 2017. Notary Public MY COMMISSION EXPIRES: 7-8-2019 (AFFIX SEAL)

RHONDA G. PAUL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 8, 2019

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #17-0046

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mid State Investments, LLC	New Owner	**82-12-125.00**
(NAME) **213 N 9th Street**	(NAME)	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Pigskin Properties, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mid State Investments, LLC,** 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:

Being Lot No. 88 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pigskin Properties, LLC, a limited liability company by Warranty Deed from Robert Woodall, married and Amy Bryson, married dated May 2, 2013, filed of record in Instrument Number 20130514-0048546 , in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **213 N 9th Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the ~~28th~~ 24TH day of **February, 2017**.

Pigskin Properties, ~~LLC~~

John Braswell, President

John Braswell, President

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named John Braswell, whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Pigskin Properties, LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Pigskin Properties, LLC.

WITNESS my hand and official seal on ~~2/28/2017~~ 2/24/17.

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY