THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
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BILL GARRETT, Davidson County
Trans:T20170024123 DEEDWARR
Recvd: 03/22/17 09:03 4 pgs
Fees:23.00 Taxes:1572.13
20170322-0027774

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Nicholas Dennery and wife, LeeAnn Dennery 907 North 2nd Street Nashville, TN 37207	new owner	082-03-0-136.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE 404 COMPANY, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto NICHOLAS DENNERY, II and wife, LEEANN DENNERY (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 907 North 2nd Street, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 16th day of March, 2017.

GRANTOR:

THE 404 COMPANY, LLC

By: _____
David McKinney, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HAWKINS, a Notary Public of said County and State, personally appeared David McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of The 404 Company, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 16 day of March, 2017.

_____
Notary Public

JOSH HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

My Commission Expires: 12/18/17

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Four Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars ($424,900.00).

_____
AFFIANT

Sworn to and subscribed before me, this 21st day of March, 2017.

_____
Notary Public

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

My Commission Expires: _____

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

A certain tract of land, being Lot No. 10 on A.C. Webb's unregistered plan of the tract purchased by him from Gatewood in Davidson County, Tennessee. A lot of land in the 20th War of the City of Nashville, being part of the Old Lindsley Tract of land, described as follows: Beginning on the easterly margin of North Second Street, 262 feet northerly from the northerly margin of Cleveland Street, formerly known as Joy Avenue; thence with the easterly margin of North Second Street, northerly 50 feet; thence at right angles easterly 181 feet, more or less, to an alley; thence with said alley southerly 50 feet; thence westerly 181 feet, more or less, to the beginning.

BEING the same property conveyed to The 404 Company, LLC, a Tennessee limited liability company, by deed from the State of Tennessee, of record as Instrument No. 20160504-0043985, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.

4. Matters contained in plan of record Book 332, page 40, said Register's Office.