WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170030137 DEEDWARR
Recvd: 04/10/17 14:26 2 pgs
Fees: 13.00 Taxes: 123.95

20170410-0034949

G-CRC-17-4313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2017.

Notary Public

My Commission Expires: 5/6/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dowd Development & Design, LLC	new owner	
(NAME)	(NAME)	**091-08-0-231.00**
4313 Albion Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **SANKUMBA DIAOUNE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOWD DEVELOPMENT & DESIGN, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 32 on the Map of W. J. Myers Re-Arrangement of Clifton Subdivision of record in Book 1130, Page 52, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point at the Southeast intersection of 44th Avenue, North and Albion Street at the Northwest corner of said Lot No. 32; Thence along the Southerly margin of Albion Street Eastwardly 52,00 feet to a point; Thence, at right angles In a southerly direction 91.40 feet to the right-of-way of N.C. & St. L Railroad; Thence with the Easterly margin of said right-of-way Northwestwardly 81.80 feet to the intersection of right-of-way and 44th Avenue, North; Thence along the Easterly margin of 44th Avenue, North 28.10 feet to the beginning.

Being the same property conveyed to Sankumba Diaoune by Quitclaim deed from Nashville Post Office Credit Union, a Tennessee chartered credit union of record in Instrument No. 20140828-0078611 Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on August 28, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- ROW of 44th Avenue and Albion Street.
- Subject to the right of the N.C. & St. L. Railroad to expand to its full chartered width.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4313 Albion Street, Nashville, Tennessee 37209**.

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 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 the 31st DAY OF MARCH, 2017.

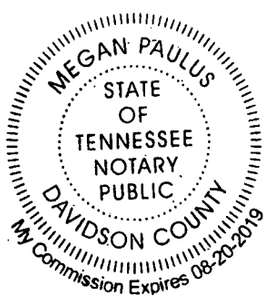
Sankumba Diaoune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANKUMBA DIAOUNE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212