Davidson County DEEDWARR
Recvd: 04/18/17 15:17 3 pgs
Fees:18.00 Taxes:512.45
20170418-0038000

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of April, 2017, by and between Monica Breedlove, unmarried, party of the first part, and Superior Development, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 40 on the Map of W. M. Butler's Subdivision of record in Book 57, Page 98.

Said Lot NO. 40 fronts 50 feet on the westerly side of 16th Avenue, North, formerly Butler Street and runs back between parallel lines, 145.6 feet to an alley.

Being the same property conveyed to Monica Breedlove by virtue of that certain Warranty Deed from Trilby Jetton, Constance Blair, Daniel Nixon, Melvin Nixon, Dorris Scruggs, Patricia Campbell, Sandra Hay, Christopher Howard, Zilphia Howard, Beresha Lynette Howard, William Lee, Jr. Rosie Nixon, Arnold Knight, Melody Cooper, Linda Wililams, and Jacqueline Lee dated April 5, 2017, and being of record at Instrument No. 20170406-0033899 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 57, Page 98 in said Register's Office, Tennessee; and I do further covenant and bind myself, m 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Monica Breedlove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Monica Breedlove, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Superior Development, LLC 1222 7th Avenue North Nashville, TN 37208
Tax Parcel No	08107021000
Property Address:	1923 16th Ave N Nashville, TN 37208
MAIL TAX BILLS TO:	**Superior Development, LLC** 1222 7th Avenue North Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $138,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of April, 2017.

Notary Public

My Commission Expires: 5.25.20

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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)

