WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170033693 DEEDWARR
Recvd: 04/21/17 10:25 3 pgs
Fees: 18.00 Taxes: 4625.00
20170421-0039228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Layman 1128, LLC	Greg New Owner	
(NAME)	(NAME)	
1122,1124 & 1126 3rd Avenue South	89 NE 27th Street # 113	10503007300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Miami FL 33137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAYMAN 1128, 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved _ property, known as 1122,1124 & 1126 3rd Avenue South, Nashville, TN 37210
(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 hand this 14 day of April, 2017

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of City Limits Construction, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2017.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

EXHIBIT "A"

Tract I - 1122 3rd Avenue South

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Map of John Nelson's Addition to Nashville of record in Plan Book 2, Page 182, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the Easterly side of 3rd Avenue South, formerly College Street, and runs back between parallel lines 130 feet, more or less, to an alley, the beginning point on 3rd Avenue South is 120 feet North of the North margin of Chestnut Street.

Being the same property conveyed to Shiloh Missionary Baptist Church by deed dated June 22, 1999 from Ambrose WJ Clay and Canary Clay Hogan of record in Book 11681, Page 1, Register's Office for Davidson County, Tennessee.

Tract II- 1124 3rd Avenue South

Being a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

In the 15th ward of the City of Nashville, and being part of Lot No. 20 in John Nelson's Addition to Nashville, beginning on the Easterly side of 3rd Avenue South, formerly College Street, at a point [beginning] eighty (80) feet Northerly from Chestnut Street, and extends Northerly along 3rd Avenue South forty (40) feet and back between parallel lines Eastwardly one hundred and thirty-one (131) feet to an alley.

Being the same property conveyed to Shiloh Missionary Baptist Church by deed dated September 27, 1999 from Mary Alice Gill Nolen of record in Book 11679, Page 659, Register's Office for Davidson County, Tennessee.

Tract III - 1126 3rd Avenue South

Land in Davidson County, Tennessee being part of Lot No. 20 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the Easterly margin of 3rd Avenue South, formerly College Street, 35 feet Northerly from the Northerly margin of Chestnut Street, being Andrew J. Martin's Northwest corner; thence with the Easterly margin of said Avenue, Northerly 45 feet; thence Easterly parallel with Chestnut Street 131 feet, more or less, to the Westerly margin of an alley; thence with said alley, Southerly 45 feet to said Martin's Northeast corner; thence with his Northerly line Westerly 131 feet, more or less, to the beginning.

Being the same property conveyed to Shiloh Missionary Baptist Church by deed dated September 30, 1999 from Robert L. Martin and Helen Martin of record in Book 11681, Page 121, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Quitclaim Deed from Lone Oak, LLC, a Tennessee Limited Liability Company to City Limits Construction, LLC, a Tennessee Limited Liability Company as recorded on the 14th day of March, 2017 in Instrument No. 20170314-0024732 and Warranty Deed from The Trustees of Shiloh Missionary Baptist Church to Lone Oak LLC as recorded on the 10th day of November, 2016 in Instrument No. 20161110-0119248, in the Register's Office of Davidson County, Tennessee.