WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041841 DEEDWARR
Recvd: 05/17/17 09:30 2 pgs
Fees:13.00 Taxes:980.50
20170517-0048759

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $265,000.00.

Affiant

Subscribed and sworn to before me this 16 day of May, 2017

Notary Public
My Commission expires: (Affix Seal)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires September 18, 2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bookmen, LLC	SAME	091-02-0-101.00
P.O. Box 3051		
Brentwood, TN 37024		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Neighborhood Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bookmen, LLC**, a Tennessee limited liability company, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 on the plan of Block 20, Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 11 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lane Wallace, from Eleanor R. Flair, by deed on January 14, 2005, of record in Instrument Number 20050125-0009266, Register's Office for Davidson County, Tennessee. And furtehr conveyed to Neighborhood Properties, LLC by Quitclsim Deed from Lane Wallace on May 5, 2005, of record in Instrument Number 20050524-0058717, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 75, Register's Office Davidson County, Tennessee.

This is improved property known as: 6110 California Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 15, 2017.

Neighborhood Properties, LLC

By Lane Wallace, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Neighborhood Properties, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

WITNESS my hand and seal at office this 15th day of May, 2017

NOTARY PUBLIC My Commission Expires: 7/8/19

