PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170042796 DEEDWARR
Recvd: 05/19/17 11:05 2 pgs
Fees:13.00 Taxes:888.00
20170519-0049928

W & I Ref: () Title No.: 58925
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Improve Nashville, LLC 6013 Foxland Drive Brentwood, TN 37207	New owner

TAX MAP PARCEL NUMBERS: 09102026400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Enrique Perdomo Amaya and Maria De Los Angeles Olvera, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Improve Nashville, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the West 50 feet of the East 110 feet of the South 150 feet of Block I, on the plan of West Nashville No. 2 of record in Book 57, page 172, said Register's Office. Said part of said Block 1 fronts 50 feet on the North side of New York Avenue and runs back between parallel lines, parallel to 60 feet West of 56th Avenue North, 150 feet to a dead line in the rear.

Being the same property conveyed to Maria De Los Angeles Olvera and husband Enrique Perdomo Amaya by Special Warranty deed from the Bank of New York Mellon Trust Company, National Association, as Grantor Trustee of the Protium Master Grantor Trust, dated April 25, 2012 and recorded on May 1, 2012 of record in Instrument No. 20120501-0037090, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Subject property is also known as Lots 1505 and 1507 Block I on the plan of West Nashville No. 2 of record in Book 57, page 172 by the Davidson County, Tennessee Assessor of Property, although said plan does not divide Block I into lots.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 57, page 172, said Register's Office.

This is improved property, known as 5602 New York Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of May, 2017.

Enrique Perdomo Amaya — Maria De los Angeles Olvera.

Enrique Perdomo Amaya — **Maria De Los Angeles Olvera**

State of Tennessee

County of Davidson

On this 17th day of May, 2017, before me the undersigned authority, personally appeared Enrique Perdomo Amaya and Maria De Los Angeles Olvera, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

Sworn and subscribed before me this 17th day of May, 2017.

Notary

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