WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047280 DEEDWARR
Recvd: 06/05/17 09:06 2 pgs
Fees:13.00 Taxes:2053.50
20170605-0055564

B-AH-17-3518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Layne P. Gardella **Richard E. Gardella**	**Bank Of America, N.A.**	
(NAME) **3518 Park Avenue**	(NAME) **MS: TX 2-981-03-21**	**092-13-0-076.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Plano, TX 75024**	
(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, **NASHVILLE INTOWN DEVELOPMENT CO, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAYNE P. GARDELLA. UNMARRIED AND RICHARD E. GARDELLA, MARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 Lot No. 10, Block 7, on the Plan of Charlotte Park 2nd Addition to Nashville of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bryson Frakes and wife Sue Beech Frakes by Deed from J.C. Naper and wife Nettie L. Naper, recorded on the 9th day of December, 1936 in Deed Book 1005, Page 278, in the Register's Office of Davidson County, Tennessee. Bryson Frakes a/k/a George Bryson Frakes having predeceased Sue B. Frakes a/k/a Sue Beech Frakes leaving the Grantors herein as the heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 20150818-0082792 and 20150818-0082793, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Nashville Intown Development Co, LLC by Warranty deed from Donald Frakes, L.Suzanne Dillingham (also known as Laurie Suzanne Dillingham and/or Suzanne White), Randall E. Dillingham (also knwon as Randy Dillingham), Jacquelyn D. Russell (also known as Jacquelyn S. Russell), Brian Dillingham, Janice M. Frakes, Brad H. Frakes and Kerri C. Woodard of record in Instrument No. 20150818-0082795 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 160 and 161, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3518 Park Avenue, 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 1st DAY OF JUNE, 2017.

Nashville Intown Development Co, LLC

BY:_____
Jeff Gaw
Member

BY:_____
Sean Lewis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of NASHVILLE INTOWN DEVELOPMENT CO, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of June, 2017.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of NASHVILLE INTOWN DEVELOPMENT CO, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of June, 2017.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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