Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1176

BILL GARRETT, Davidson County
Trans:T20170050251 DEEDWARR
Recvd: 06/13/17 09:28 2 pgs
Fees:13.00 Taxes:5587.00
20170613-0059042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip Guinsburg, Jay Woodman and Gregory Smith, a Tennessee general partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **2313 21st Ave, LLC, a Tennessee limited liability company**, 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 southeasterly part of lot marked "1-4" on the map of Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for said County, and described according to a survey made by John O. Spry of Ragan-Smith & Associates, Inc., dated May 23, 1977, as follows:

Beginning at an iron pin in the northwest corner of Sunset Place and Hillsboro Road as widened; thence along the north margin of Sunset Place North 84 deg. 2 min. West 10.2 feet to an iron pin; thence continuing westerly with Sunset Place along a curve having a radius of 603 feet, a distance of 120.27 feet to an iron pin; thence North 2 deg. 14 min. 30 sec. East, 108.61 feet to an iron pin; thence South 80 deg. 0 min. East, 159.15 feet to an iron pin, said iron pin being located in the west margin of Hillsboro Road, as widened; thence along said road South 20 deg. 27 min. West, 88 feet to the point of beginning.

Being the same property conveyed to Philip Guinsburg, Jay Woodman and Gregory Smith, a general partnership by deed from Joel B. Spaulding and wife, Evelyn W. Spaulding, dated January 9, 1990, of record in Book 8024, page 8, and by Quitclaim Deed from Luanna Overton to Jay Woodman of record as Instrument No. 20030320-0037349, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2313 21st Avenue South, Nashville, TN 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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. 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 THE EXECUTION HEREOF this 1st day of June, 2017.

Philip Guinsburg, Jay Woodman and Gregory Smith, a Tennessee general partnership

Philip Guinsburg

Jay Woodman

Gregory Smith by Philip Guinsburg
His Attorney in Fact

State of Tennessee)
County of Davidson)

On this 1st day of June, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Philip Guinsburg and Jay Woodman, the bargainor(s), 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 Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

On this the 1st day of June, 2017, before me personally appeared Philip Guinsburg, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory Smith, acknowledged that such person executed the same as the free act and deed of Gregory Smith.

Notary Public

My commission expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,510,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of June, 2017.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
2313 21st Ave, LLC 1906 Linden Avenue Nashville, TN 37212	New Owner	104-15-024.00