G#29728-2A

BOX #14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-03-2017 (AFFIX SEAL)

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

G-VRES-17-136

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)
March Partners, LLC	**Same as New Owner**	
(NAME)	(NAME)	
4903 Darlington Court		**116-03-0-119.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **GERALD MICHAEL TASSA, II AND JAMIE WALKER TASSA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the southerly one-half of Lot No. 98 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said part of Lot No. 98 fronts 50 feet on the easterly margin of Woodmont Boulevard, and extends back between parallel lines, 200 feet to a dead line on the rear.

Being the same property conveyed to Gerald Michael Tassa, II, and wife, Jamie Walker Tassa by Warranty deed from Chad J. Wasserman, and wife, Jennifer A. Wasserman of record in Instrument No. 20030205-0016018 Register's Office for Davidson County, Tennessee, dated January 30, 2003 and recorded on February 05, 2003.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3932, Page 911, in the 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: **136 Woodmont Boulevard , Nashville, Tennessee 37205-2213**.

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.

This instrument is being executed on behalf of Jamie Walker Tassa pursuant to a Specific Power of Attorney executed by her on the 25th day of May, 2017, of record in Instrument No. 20170615-0060007, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170051068 DEEDWARR
Recvd: 06/15/17 09:08 2 pgs
Fees:13.00 Taxes:1631.70
20170615-0060008

Witness my/our hand(s) this the 13th DAY OF JUNE, 2017.

Gerald Michael Tassa, II

Jamie Walker Tassa By GMT

Jamie Walker Tassa
by Gerald Michael Tassa, II, Attorney in Fact

ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD MICHAEL TASSA, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald Michael Tassa, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMIE WALKER TASSA, and who acknowledged he executed the same as the free act and deed of the said JAMIE WALKER TASSA.

Witness my hand and official seal, this the 13th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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