WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170062010 DEEDWARR
Recvd: 07/20/17 09:50 2 pgs
Fees:13.00 Taxes:2386.50

20170720-0073157

J-TM-17-1003-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
TM Investments LLC	**New Owner**	
(NAME)	(NAME)	**93-15-349.00** **93-15-348.00**
7035 Stone Run Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ACI SUPPLY CO., INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TM INVESTMENTS 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:

Tract I - 1003 1st Avenue South, Nashville, Tennessee 37210

Land in Davidson County, Tennessee, being Lot No. 6 and 12 feet off of the north side of Lot No. 7 in the subdivision of Lots Nos. 7 and 8 on the Plan of University Lots, a plan of which subdivision is of record in Minute Book "C", Page 171, Chancery Court at Nashville, Tennessee.

Said Lot No. 6 and the northerly part of Lot No. 7 together front 43 feet on the west side of First Avenue South, formerly Maple Street, and runs back between parallel lines, 188 feet to an alley.

Included in the above description, but excluded therefrom is that part of the property acquired by the City of Nashville for street widening purposes.

Tract II - 1005 1st Avenue South, Nashville, Tennessee 37210

Land in Davidson County, Tennessee, being Lot No. 8 and the southerly 19 feet of Lot No. 7 on the Plan of the subdivision of Lot Nos. 7 and 8 of the University Lots, as of record in Minute Book "C", Page 171, Chancery Court at Nashville.

Said Lot No. 8 and part of Lot No. 7 front together 50 feet on the westerly side of First Avenue South, formerly Maple Street, and run back between parallel lines with the northerly margin of an alley 188 feet, more or less, to an alley in the rear.

Being the same property conveyed to A.C.I. Supply Co., Inc., a Tennessee Corporation, by Warranty Deed from William I. Mitchell, recorded December 22, 1995 in Book 9897, Page 75, Register's Office for Davidson County, Tennessee. **(Tract I)**

Being the same property conveyed to ACI Supply Co., Inc., by Quitclaim Deed from Darrel Avery, Sr., recorded June 21, 2016 in Instrument No. 20160621-0063129 and further being the same property conveyed to Darrel Avery, Sr. by Order of the Chancery Court, recorded September 2, 2008 in Instrument No. 20080902-0089616, Register's Office for Davidson County, Tennessee. **(Tract II)**

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Minute Book "C", Page 171, Chancery Court at Nashville, Tennessee.

- Subject to the 2017 County Property Taxes, a lien, but not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 and 1005 1st Avenue South, Nashville, Tennessee 37210**.

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 18th DAY OF JULY, 2017.

ACI Supply Co., Inc.

BY:_____
Darrel Avery, Sr.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DARREL AVERY, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of ACI SUPPLY CO., INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 18th of July, 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