BOX #14

G#29934-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065863 DEEDWARR
Recvd: 08/01/17 11:06 2 pgs
Fees:13.00 Taxes:2049.43
20170801-0077917

MST 2017-0936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,900.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES: 9/2/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily M. Bienvenu	Synovus Bank	08108039300
(NAME)	(NAME)	
1719 7th Avenue North	2204 Lakeshore Drive, Suite 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Charlie Three, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Emily M. Bienvenu, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 238 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 238 fronts 25 feet on the westerly side of 7th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Charlie Three, LLC, by Warranty Deed dated April 27, 2016, from Elevate Land Investments, LLC, of record in Instrument No. 20160429-0042156, Register's Office for Davidson County, Tennessee (value of consideration shown in aforementioned Deed $100,000.00), and by Deed of Correction dated July 19, 2017, of record in Instrument No. 20170725-0075307, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. 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 21, Page 105, Register's Office for Davidson County, Tennessee.

This property, known as 1719 7Th Avenue North, Nashville, TN 37208-2221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 27 DAY OF July, 2017.

Charlie Three, LLC

BY: _____

Monte Poe, Authorized Representative

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself an Authorized Representative of Charlie Three, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Monte Poe, a Authorized Representative being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as an Authorized Representative of said limited liability company.

Witness my hand and official seal at office, this 27 day of July, 2017.

_____
Notary Public

My commission expires: 5-27-2019

(SEAL)

