WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20170066334 DEEDWARR
Recvd: 08/02/17 10:44 2 pgs
Fees:13.00 Taxes:1572.50
20170802-0078532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF July 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Improve Nashville, LLC	Improve Nashville, LLC	
(NAME)	(NAME)	
3627 General Bate Drive	6013 Foxland Dr.	118-13-120.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH DONNELLY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IMPROVE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Plan of Green Acres Subdivision, as of record in Book 1424, Page 21, Register's Office for said County.

Said Lot No. 3 fronts 88.3 feet on the Westerly side of Bates Drive and runs back 192.3 feet on the Northerly line and 200.1 feet on the Southerly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed by Warranty Deed from Barclay T. Macon and wife, Irene H. Macon to Richard T. Gray and wife, Ethel M. Gray as recorded on the 25th day of January, 1957 in Deed Book 2636, Page 53, in the Register's Office of Davidson County, Tennessee. Richard T. Gray died leaving Ethel M. Gray as the sole surviving Tenant by the Entirety. Ethel M. Gray died testate. Sarah Krewson Donnelly is the devisee under the Will of Ethel M. Gray recorded in Book 10757. Page 640, said Register's Office. Sarah Krewson Donnelly aka Sarah K. Donnelly died testate on July 4, 1998. James Frank Donnelly and Kenneth Donnelly are the devisees under the Will of Sarah K. Donnelly probated under Docket No. 98p1325 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. James Frank Donnelly died intestate March 27, 1994, and was never married, pursuant to Affidavit of Heirship of record in Book 11471, page 328, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 3627 General Bate Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 31 day of July, 2017

KENNETH DONNELLY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019