THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170813175** BILL GARRETT, Davidson County Trans:T20170078930 DEEDWARR Recvd: 09/08/17 15:23 2 pgs Fees:13.00 Taxes:1868.50 20170908-0092662	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $505,000.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2017. Notary Public My Commission Expires: 5/6/18

WARRANTY DEED

Address New Owner: B&M Properties, G.P. 1408 Paris Avenue Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ B&M Properties, GP 2010 21st Ave S Nashville TN 37212	Tax Information: Tax Parcel ID No. 118-01-0-073.01

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rollie McAdoo, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **B&M Properties, G.P.**,a Tennessee General Partnership ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 47 fronts 62.5 feet on the Northerly side of Paris Avenue and runs back between parallel lines, 130.5 feet to an alley.

Being the same property conveyed to Rollie McAdoo and wife, Annie M. McAdoo by Warranty Deed from L. M. Bare, a widower of record in Book 4732, Page 633, Register's Office for Davidson County, Tennessee, dated July 30, 1971 and recorded on July 31, 1973. Annie M. McAdoo now having been deceased on September 4, 1982, in Davidson County, Tennessee.

Nellie L. McAdoo joins in this conveyance to convey any and all interest in the subject property whether marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 332, Page 10, Register's Office for Davidson County, Tennessee.

This is improved property located at 1408 Paris Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2017.

Rollie McAdoo

Nellie L. McAdoo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rollie McAdoo and Nellie L. McAdoo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2017.

Notary Public

My Commission Expires: 01/17/21

