GSRM Book 44

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-6-2017

(AFFIX SEAL)

WILLIAM T. SMITH NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

J-TC-17-4414-H

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)
Providence Heights Partners, a Tennessee general partnership	**New Owner**	
(NAME)	(NAME)	**147-07-0-071.00**
2305 Cruzen St.		
(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, **RODNEY CARL SULLIVAN, AS TO A 50% UNDIVIDED INTEREST, AND JAMES TAYLOR CARTER, JR., AS TO A 50% UNDIVIDED INTEREST AS TENANTS IN COMMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROVIDENCE HEIGHTS PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** 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 Lot 14, as shown on the map entitled T. C. Cook's Re-Subdivision of Part of The B.F. Cook Old Home Place, of record in Plat Book 547, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney Carl Sullivan, as to a 50% undivided interest, and James Taylor Carter, Jr., as to a 50% undivided interest, as tenants in common, by deed from Craft Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20170711-0069562, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction for Warranty Deed of record in Instrument No. 20170822-0085933, said Register's Office.

****Said property is not the primary residence of either Grantor.**

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. C. COOK'S RESUBDIVISION OF PART OF THE B. F. COOK OLD HOME PLACE, as recorded in Plat Book 547, Page(s) 163, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtances of record in Book 5321, page 402, Register's Office for Davidson County, Tennessee..
- Subject to 2017 County Property Taxes and all subsequent years.

This is **unimproved** property known as: **4414 Providence Heights, Nashville, Tennessee 37211**.

Bill Garrett Davidson County
Batch# 1415 **DEEDWARRSP**
09/15/2017 03:30:35 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20170915-0094761

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, successors, 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, successors, and assigns, against the lawful claims of all persons whomsoever arising by, through, or under Grantor(s), but not otherwise. 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 15th DAY OF SEPTEMBER, 2017.

Rodney Carl Sullivan

James Taylor Carter, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY CARL SULLIVAN, 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 15th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES TAYLOR CARTER, JR., 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 15th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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