Bill Garrett Davidson County
Batch# 2162 **DEEDWARR**
09/19/2017 10:11:50 AM 2 pgs
Fees: $13.00 Taxes: $856.18

20170919-0095695

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,400.00.

Melissa Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
15 Shepard Street, LLC	**New Owner**	
(NAME) **1037 Jefferson Steet**	(NAME) **1037 Jefferson Street**	**105-04-0-142.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Nashville, TN 37208**	
(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, **INVEST-IN-615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **15 SHEPARD STREET, 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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 28 and 30 on the Plan of Trimble Addition to South Nashville, of record in Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, and described according to a survey made May 24, 1929, by Erle Drake, County Surveyor, as follows:

Beginning on the Southerly margin of Tennessee Street, of Shepherd Street, 100 feet Westerly from the Westerly margin of John Street, running thence Southwardly and parallel with John Street, 90 feet to the Northerly margin of an alley; thence Westwardly with the Northerly margin of said alley 50 feet; thence Northwardly parallel with John Street 90 feet to the Southerly margin of Tennessee Street or Shepherd Place; thence Easterly with Southerly margin of said Street 50 feet to the beginning.

Being the same property conveyed to Invest-in-615, LLC, a Tennessee Limited Liability Company by Warranty deed from Larry Drake, married of record in Instrument No. 20160712-0071274 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 12, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **15 Shepard Street, ~~Nashville~~ 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 14th DAY OF SEPTEMBER, 2017.

Invest-in-615, LLC, a Tennessee Limited Liability Company

BY: _____
Ben P. Pospisil
Member

STATE OF TX
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN P. POSPISIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of INVEST-IN-615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of September, 2017.

_____
Notary Public
My Commission Expires: 12/15/19
(SEAL)

DANIEL ESPINOZA
Notary Public, State of Texas
Comm. Expires 12-15-2019
Notary ID 13945f938

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