Prepared by:
Record and Return to:
Chapman & Rossville Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

O-SR-17-2701

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)
27th Avenue, LLC	New Owner	
(NAME)	(NAME)	**117-3-10.00** **117-3-9.00** **117-3-153.00** **104-15-417.00**
108 Mayberry Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **VICKI A. WARREN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **27TH AVENUE, 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:

TRACT I

Known as 2805 27th Avenue South, Nashville, Tennessee 37212

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Plan showing the Subdivision of Lots 12, 13, 14 and 15 in the Plan of Belair, of record in Plat Book 547, Page 96, Register's Office for said County.

Said Lots Nos. 13 and 14 adjoin and front together 100 feet on the westerly side of 27th Avenue South, formerly Myrtle Avenue, and runs back between parallel lines 225 feet to a dead line. Said Lots Nos. 13 and 14 are part of the original Lot No. 12 on the Plan of Belair.

TRACT II

Known as 2807 27th Avenue South, Nashville, Tennessee 37212

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan showing the Subdivision of Lots 12, 13, 14 and 15 in the Plan of Belair, of record in Plat Book 547, Page 96, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the westerly side of 27th Avenue South, formerly Myrtle Avenue, and runs back between parallel lines 225 feet to a dead line. Said Lot 15 is part of the original Lot 12 on the Plan of Belair.

TRACT III

Known as 2809 27th Avenue South, Nashville, Tennessee 37212

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan showing the Subdivision of Lots 12, 13, 14 and 15 in the Plan of Belair, of record in Plat Book 547, Page 96, Register's Office for said County, to which reference is hereby made for a more complete description.

TRACT IV

Known as 2701 Woodlawn Drive, Nashville, Tennessee 37212

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan showing the Subdivision of Lots 12, 13, 14 and 15 in the Plan of Belair, of record in Plat Book 547, Page 96, Register's Office for said County.

Said Lot No. 1 fronts 56 1/4 feet on the southerly line of Woodlawn, formerly Belair Avenue, and runs back between parallel lines, with the westerly margin of 27th Avenue South, formerly Tulip or Myrtle Avenue, 200 feet to the northerly line of Lot No. 13.

Bill Garrett Davidson County
Batch# 2193 **DEEDWARR**
09/19/2017 10:48:30 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20170919-0095760

Being the same property conveyed to Vicki A. Warren, individually, by Quitclaim deed from Vicki A. Warren, Individually, recorded on September 8, 2017 in Instrument No. 20170908-0092682, Register's Office for Davidson County, Tennessee. (The purpose of this Quitclaim Deed was to restore the original lot lines, and assign two separate tax parcel identification numbers.)

Further being the same property conveyed to Vicki A. Warren, Individually, by Executor's Deed from Vicki A. Warren, Executrix of the Estate of Carl F. Crowley, recorded May 25, 2016 in Instrument No. 20160525-0052613, Register's Office for Davidson County, Tennessee. (as to Tract I)

Being the same property conveyed to Vicki A. Warren, Individually, by Executor's Deed from Vicki A. Warren, Executrix of the Estate of Carl F. Crowley, recorded May 25, 2016 in Instrument No. 20160525-0052614, Register's Office for Davidson County, Tennessee. (as to Tract II)

Being the same property conveyed to Vicki A. Warren, Individually, by Executor's Deed from Vicki A. Warren, Executrix of the Estate of Carl F. Crowley, recorded September 13, 2016 in Instrument No. 20160913-0096156, Register's Office for Davidson County, Tennessee. (as to Tract III)

Being the same property conveyed to Vicki A. Warren, Individually, by Executor's Deed from Vicki A. Warren, Executrix of the Estate of Carl F. Crowley, recorded May 25, 2016 in Instrument No. 20160525-0052615, Register's Office for Davidson County, Tennessee. (as to Tract IV)

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 547, Page 96 and Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Easements for Sanitary Sewer/Storm Drainage of record in Book 3966, Page 22 and Book 3966, Page 26, Register's Office for Davidson County, Tennessee;
- Easement for Underground Sanitary Sewers of record in Book 4803, Page 462, Register's Office for Davidson County, Tennessee;
- Easement of record in Inst No. 20170908-0092682, Register's Office for Davidson County, Tennessee;
- Easement for Electric Power Transmission Lines and Underground Sanitary Sewers of record in Book 4803, Page 755, Register's Office for Davidson County, Tennessee;
- Conveyances to State of Tennessee of record in Book 4803, Page 462 and Book 4803, Page 755, Register's Office for Davidson County, Tennessee;
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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);
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2805, 2807, 2809 27th Avenue South and 2701 Woodlawn Drive, Nashville, Tennessee 37212**.

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.

V. Warren

Vicki A. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI A. WARREN, 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 14th 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

Warranty Deed