WARRANTY DEED

Bill Garrett Davidson County
Batch# 2848 DEEDWARR
09/21/2017 09:28:53 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20170921-0096711

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy Michael Pace	Same as new owner	105-10-0-220.00
(NAME)	(NAME)	
560 Palmer Rd.		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Downdraft Investments, LLC, a Mississippi limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy Michael Pace,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plat of C.S. Caldwell's 2nd Roycroft Subdivision of record in Book 421, page 176, Register's Office for Davidson County, Tennessee, and more particularly described according to the unrecorded survey by G. Barry Greer, July 12, 1972, as follows:

Beginning at an iron pin 56.43 feet in a southerly direction from the intersection of the sidewalk on Roycroft Place and 8th Avenue South; thence South 86 degrees 29 minutes East 152.40 feet to an iron pin; thence along the westerly margin of an alley South 4 degrees 30 minutes West 50 feet to a railroad spike; thence North 86 degrees 29 minutes West 149.77 feet to a stone pillar; thence North 1 degree 29 minutes East 50 feet along the back of the sideway to the point of beginning.

Being the same property conveyed to Downdraft Investments, LLC, a Mississippi limited liability company, by Warranty Deed dated March 15, 2017, from Melanie Snow Decker, unmarried, of record in Instrument No 20170320-0027108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 421, page 176; restrictions of record in Book 492, page 527; all of record in the Register's Office for Davidson County, Tennessee and the rights of way of 8th Avenue and and alley.

unimproved ☐

This is improved ☑ property, known as 2002 8th Avenue South, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18th day of September, 2017.

Downdraft Investments, LLC, a Mississippi
limited liability company

By: _____
Todd Paine, its Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Todd Paine with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of Downdraft Investments, LLC and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 18th day of September, 2017.

_____
Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

File No.: 26225