WHEN RECORDED RETURN TO:
Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

File No.: M176537

Bill Garrett Davidson County
Batch# 3709 DEEDWARR
09/22/2017 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20170922-0097332

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176537

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

X Wilometto H. Clark
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 11th day of September, 2017.

Notary Public
My Commission Expires: 2-25-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
REI615, LLC PO BOX 41845 Nashville, TN 37204	SAME AS OWNER	060-13-0-005.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wilometto Clark**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **REI615, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being known as Tract "D" as shown on a survey by E. L. Miller, dated September 29, 1961, not of record, as follows:

Said Tract "D" begins at an 18 inch hackberry tree, said point of beginning being South 86 deg. 45 min. West, 143 feet from an iron pin in the Westerly margin of Old Matthew Road at its intersection with the Southerly line of a 50 foot right of way, and said point of beginning also being the Northwest corner of the property conveyed by deed of record in Book 3785, Page 973, Register's Office for said County; thence with the Westerly line of said property described in deed of record in Book 3785, Page 973, said Register's Office, South 12 deg. 30 min. West, 168.0 feet to an iron pin, the Southwest corner of said property described in Book 3785, Page 973, said Register's Office; thence South 12 deg. 30 min. West ten feet to an iron pin, the Northeasterly corner of the property conveyed by deed of record in Book 3785, Page 246, said Register's Office; thence with the Northerly line of said property described in Book 3785, Page 246, North 80 deg. West 75 feet to an iron pin, the Northwesterly corner of said property described in Book 3785, Page 246, and the Northeasterly corner of the property conveyed by deed of record in Book 3405, Page 447, said Register's Office; thence with the Northerly line of said of said property described in Book 3405, Page 447, North 80 deg. West, 80 feet to an iron pin, the Northwesterly corner of said property described in Book 3405, Page 477; thence North 14 deg. 30 min. East, 141.6 feet to an iron pin in the Southerly line of said 50 foot road easement; thence with the Southerly line of said road easement, North 86 deg. 45 min. East, 165 feet to the point of beginning.

Being the same property conveyed to Wilometto Clark by Quit Claim Deed from Sandra Settles as recorded in Instrument No. 20170922-0097331, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed by Installment Deed from Johnnie Thompson and wife, Estella Thompson to Hamilton Washington, Sr. and wife, Marie Washington, as recorded on the 17th day of September, 1971 in Deed Book 4537, Page 596; Affidavits of Heirship of Hamilton Washington Sr. in Instrument No. 20170922-0097329, and in Instrument No. 20170922-0097330, and Probate Docket #11P-438, in Register's Office of Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: 0 Old Matthews Road, Nashville, TN 37207.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. Whenever used, the singular number 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 11th day of September, 2017.

X Wilemetto Clark

Wilometto Clark

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Wilometto Clark**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of September, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: 2-25-20