Bill Garrett Davidson County
Batch# 4086 DEEDWARR
09/25/2017 11:25:42 AM 2 pgs
Fees: $13.00 Taxes: $5,383.50

20170925-0097877

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,455,000.00.

Lori Rice
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of September, 2017.

Taylor Johnson
NOTARY PUBLIC

My commission expires: 3/31/21

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
1401 4th Avenue, LLC (NAME)	New Owner (NAME)	082-09-0-094.00
1401 4th Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37208		

Warranty Deed

For and in Consideration of the sum of $1,455,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James L. Rollins, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **1401 4th Avenue, LLC** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING part of Lot No. 59 on the Plan of D.T. McGavock' s First Addition to Nashville, of record in Book 10, pages 606, 607, and 608, Register' s Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of 4th Avenue North, formerly Cherry Street, and Taylor Street, thence with the Westerly margin of said Avenue Northwardly 116.9 feet to the Southeast corner of Lot 60; thence with the line between Lots 59 and 60 Westwardly 170 feet, more or less to the Easterly margin of an alley; thence with the Easterly margin of said alley Southwardly 35 feet, more or less, to the Northwest corner of the property conveyed to Mrs. Lula L. McAdams by deed from Robert Arthur Frazier and wife, of record in Book 519, page 43, Register' s Office for said County; thence with her North line Eastwardly 45 feet to her Northeast corner; thence the the East line Southwardly 81 2/3 feet to the Northerly margin of Taylor Street; thence with the Northerly margin of said street Eastwardly 125 feet, more or less, to the beginning.

Being the same property conveyed to JAMES L. ROLLINS, UNMARRIED, by deed from JAMES R. GREER, ADMINISTRATOR OF THE ESTATE OF OLLIE JOSEPH PETRE, JR., of record in Book 11134, page 384 , dated September 29, 1998, said Register's Office.

Said property is not the principal or marital residence of the Grantor.

This property is __unimproved ✓improved property known as: 1401 4th Avenue North, Nashville, TN 37208.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of September, 2017.

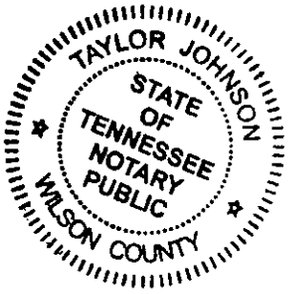
James L. Rollins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Rollins, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2017.

Notary Public
My Commission Expires: 3/31/21



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122