WARRANTY DEED

Bill Garrett Davidson County
Batch# 6210 **DEEDWARR**
10/02/2017 08:55:03 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20171002-0100207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Heather Risley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF September, 2017.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville MO, LLC	SAME	
(NAME) 245 S. Wildwood Drive	(NAME)	Map 81-16
(ADDRESS) Branson, MO 65616	(ADDRESS)	Parcels 149 and 150
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PFOX, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE MO, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 - 1027 Cheatham Place (Parcel 149)

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of McGavock & Wetmore's Addition to Nashville, known as the "Town of McGavock", of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Tract 2 - 1029 Cheatham Place (Parcel 150)

Land in Davidson County, Tennessee, being parts of Lots No. 95 and 96 on the Plan of McGavock & Wetmore's Addition to Nashville, known as the "Town of McGavock", of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, further described as follows:

Beginning at the southwest corner of Cheatham Street and an alley, being the northeast corner of said Lot No. 96, running thence with the western margin of said alley, southerly 100 feet, more or less, to an alley about 10 feet wide; thence at right angles to the last line and along the northern margin of said 10 foot alley, 50 feet; thence at right angles and on a line parallel with the first named alley, northerly 85 feet, more or less, to Cheatham Street; thence with the southern margin of Cheatham Street easterly 51 feet 4 inches, more or less, to the beginning.

Being the same property conveyed to PFOX, LLC by deed from TTF Investments, LLC, of record in Instrument No. 20170302-0020752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1027 & 1029 Cheatham Place, Nashville, TN 37208
(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 28 day of September, 2017

PFOX, LLC

BY: Kevin D. Montgomery, Authorized Agent

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of PFOX, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2017.



Kathy Snider
Notary Public