Bill Garrett
Batch# 13513
10/13/2017 03:10:26 PM
Fees: $13.00 Taxes: $1,616.90

Davidson County
DEEDWARR
2 pgs

20171013-0105364

W-VRES-17-427

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

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)
Allison Littman	J & M Bank	
(NAME)	(NAME)	**82-9-B-5.00CO**
427 Van Buren Street	10 Cadillac Dr. Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(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, **ROBERT DEAN EARP, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON COLETTE LITTMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 5, D. T. McGavock's First Addition, Third Revision, Resubdivision of Lots 63 and 64, as shown on Plat of record in Instrument No. 20020802-0092923, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Dean Earp, Jr. by Quitclaim Deed from Jennifer Renee Earp, recorded June 21, 2011 in Instrument No. 20110621-0047421 and further being the same property conveyed to Robert D. Earp, Jr., a single person, by Warranty Deed from Intown Properties LLC, a Tennessee limited liability company, recorded December 20, 2002 in Instrument No. 20021220-0157515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2017.
- All matters shown on the Plan of record in Instrument No. 20020802-009292, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020802-0092617, 20021213-0154068, 20031203-0176006 and 20160930-0103316, Register's Office for Davidson County, Tennessee.

- Restrictions for Phillips-Jackson Redevelopment Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **427 Van Buren Street, Nashville, Tennessee 37208**.

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 11th DAY OF OCTOBER, 2017.

Robert Dean Earp, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT DEAN EARP, JR., 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 11th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212