WARRANTY DEED

Bill Garrett Davidson County
Batch# 24115 DEEDWARR
11/08/2017 01:36:23 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20171108-0115112

DANA ELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

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)
Nuck & Beal, LLC a Tennessee Limited Liabilty Company	**New Owner**	
(NAME)	(NAME)	
2308 White Avenue		**093-15-0-343.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **WILSON E. ENNIS, III, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NUCK & BEAL, LLC A TENNESSEE LIMITED LIABILTY COMPANY,** 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:

BEING part of Lot No. 10 on the University plan of lots, described as follows:

BEGINNING on the Westerly margin of First Avenue South, formerly Maple Street, at the Southeast corner of the property conveyed to John Paisley and wife, by deed from Bransford Realty Company as of record in Book 517, page 291, Register's Office for Davidson County, Tennessee: thence Westerly with Paisley's Southerly line, 188 feet to the Easterly margin of an alley; thence with said alley, Southwardly 37 1/2 feet to the Northerly margin of another alley; thence with said last mentioned alley, Eastwardly 188 feet to the Westerly margin of First Avenue, South; thence with said Avenue Northwardly 37 1/2 feet to the beginning.

Being the same property conveyed to Wilson E. Ennis, III, an unmarried man, by Warranty Deed from Richland Builders of Tennessee, LLC, of record in Instrument No. 20020717-0086012, in the Register's Office of Davidson County, Tennessee, dated July 09, 2002 and recorded on July 17, 2002. (Value or consideration shown in aforementioned deed $75,000.00)

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 1019 1st Avenue South, Nashville, TN 37210.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1019 1st Ave S., Nashville, Tennessee 37210**.

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 3 DAY OF NOVEMBER, 2017.

Wilson E. Ennis, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILSON E. ENNIS, III, 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 3rd of November, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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