WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

J-CC-17-341-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

Bill Garrett Davidson County
Batch# 24589 **DEEDWARR**
11/09/2017 03:41:09 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20171109-0115772

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)
Gill Design & Construction, LLC	**New Owner**	
(NAME)	(NAME)	
631 4th Ave. South		**119-01-0-344.00** **119-01-0-345.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **CHRIS CRIMMINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GILL DESIGN & CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY 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:

Property #1:

Land in Davidson County, Tennessee, being part of Lots Nos. 45 and 46 in the W. G. Thuss Addition to Nolensville Pike, as of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of said Lot No. 46 which is the Southeast corner of New and Oriel Streets (now Austin and Oriel Avenues); thence South with the East line of New Street (now Austin Avenue), 96 feet to the North line of the property conveyed by the Tennessee Property Company to G. W. Smith and wife, by deed dated February 12, 1925 and of record in Book 663, Page 139, said Register's Office; thence in a Northeasterly direction with said Smith's North line, 120 feet, more or less, to the East line of said Lot No. 45; thence North with said East line of said Lot No. 45, 32 feet to the South line of Oriel Street (now Oriel Avenue); thence West with said South line of Oriel Street (now Oriel Avenue), 100 feet to the Point of Beginning.

Property #2:

Land in Davidson County, Tennessee, being the Southerly part of Lots 45 and 46 in the W.G. Thuss Addition to Nolensville Pike as recorded in Plat Book 332, Page 149, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of Lot No. 45 directly across from an alley, thence in a Westerly direction with the North boundary of said alley 100 feet to the Southwest corner of Lot No. 46; thence in a Northerly direction with the West line of Lot 46, 54 feet, more or less, to the right of way line of the Nashville, Chattanooga & St. Louis Railway, as defined in Deed from the Tennessee Property Company to said Railway dated Dec. 7th, 1918, and recorded in Book 615, Page 107, at said Registers Office; thence in a Northeasterly direction with said right of way line, 120 feet, more or less, to the East line of Lot 45; thence South with the East line of Lot 45, 118 feet more or less, to the Point of Beginning.

Being the same property conveyed to Chris Crimmins by Warranty Deed from Roy S. Jones and wife, Cynthia L. Jones of record in Instrument No. 20140527-0045078 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 27, 2014.

Final Decree of Divorce recorded in Instrument No. 20160603-0056206 where the properties are divested out of wife, Mary Grace Hyatt Crimmins and awarded to husband Chris Crimmins

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 149, Register's Office for Davidson County, Tennessee.
- Agreement with Metropolitan Nashville and Davidson County Health Department of record in Book 3993, Page 750, in the Register's Office for Davidson County, Tennessee.
- Subject to right of Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **341 Oriel Avenue, Nashville, Tennessee 37210**. AND 0 AUSTIN AVE NASHVILLE, TN 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 6th DAY OF NOVEMBER, 2017.

Chris Crimmins by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRIS CRIMMINS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRIS CRIMMINS.

Witness my hand and official seal, this the 6th of November, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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