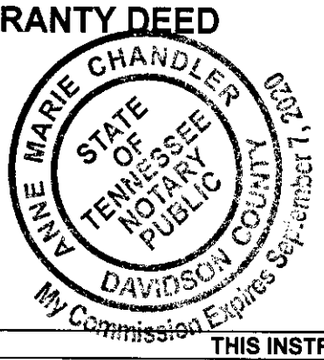
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(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)
2229 11th Ave, LLC	**New Owner**	
(NAME)	(NAME)	
2164 Byrum Ave		**105 13 0 218.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Willie E. Hatcher, Jr., married,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2229 11th Ave, 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:

Being Lot No. 11 in the T.O. Tune Unregistered plan described as follows:

Beginning at a point on the Westerly margin of 11th Avenue South, formerly Bertie Avenue, 754 feet South of the Southern margin of Lawrence Avenue, and being a point on Arnold Schmid's line; running Westwardly with said Arnold Schmid's line 186.7 feet to a 12 foot alley, thence Northwardly with said alley 50 feet thence Eastwardly 186.7 feet to the Westerly margin of 11th Avenue South, 50 feet to the beginning.

Being the same property conveyed to Willie E. Hatcher, Jr., by Installment deed from Bessie Lou Walton and husband, Anthony Allen Walton, Sr., of record in Book 5398, Page 954, Register's Office for Davidson County, Tennessee, dated February 9, 1979, and recorded on February 27, 1979.

The said Bonnie B. Hatcher, spouse of Willie E. Hatcher, Jr., joins herein to convey any and all marital interest she may have in the subject property.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Any and all restrictions stated in the public records of Davidson County, Tennessee.

This is **improved** property known as: **2229 11th Ave S, Nashville, TN 37204**.

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 27th DAY OF NOVEMBER, 2017.

Bill Garrett Davidson County
Batch# 31522 **DEEDWARR**
11/29/2017 03:30:11 PM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20171129-0121927

Willie E. Hatcher, Jr.

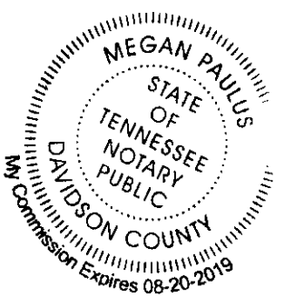
Bonnie D. Hatcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared **WILLIE E. HATCHER, JR., and BONNIE D. HATCHER** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Power of Attorney for the purposes herein set forth.

Witness my hand and official seal, this the 27th of November, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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