WARRANTY DEED

Bill Garrett Davidson County
Batch# 34545 DEEDWARR
12/07/2017 01:08:08 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20171207-0125079

P-BR-17-316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-4-20
(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)
Sugartree Properties, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **900 Division St.**	(NAME) **900 Division St.**	**P/O 071-11-0-173.00**
(ADDRESS) **Nashville, TN 37203**	(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, **JOSEPH DANIEL NORTHCUTT AND KEVIN DANIEL GRIMES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUGARTREE PROPERTIES, 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:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot 50 on the Plan of Trinity Heights Addition, Subdivision of Bass Lands of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronting 50 feet on the Southerly side of Pullen Avenue and running back Southwardly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Joseph Daniel Northcutt and Kevin Daniel Grimes a/k/a Kevin D. Grimes by Warranty deed from Michael W. O'Neill of record in Instrument No. 20091125-0108340 Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on November 25, 2009. Further, being the same property conveyed to Kevin D. Grimes and Joseph D. Northcutt, Both unmarried as tenants in common with rights of survivorship by Quit Claim deed from Joseph Daniel Northcutt, unmarried and Kevin Daniel Grimes, unmarried of record in Instrument No. 20150319-0023665 Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 19, 2015. And further, being the same property conveyed to Joseph Daniel Northcutt and husband, Kevin Daniel Grimes by Quit Claim deed from Joseph Daniel Northcutt and Kevin Daniel Grimes of record in Instrument No. 20150723-0072252 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 23, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **316 Pullen Ave, Nashville, Tennessee 37207-5128**.

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 4th DAY OF DECEMBER, 2017.

Joseph Daniel Northcutt

Kevin Daniel Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH DANIEL NORTHCUTT AND KEVIN DANIEL GRIMES, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2017.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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