WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF February 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gentian Mjeshtri and Emily G. Scott	Gentian Mjeshtri and Emily G. Scott	093-16-0-223.00
(NAME)	(NAME)	
66 Robertson Street	70 Jay St	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Nashville City Lots, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gentian Mjeshtri and Emily G. Scott, Husband and Wife,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE NORTHERLY PART OF LOT NO. 284 ON THE MAP OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE PRESENT NORTHWEST INTERSECTION OF FAIRFIELD AVENUE AND ROBERTSON STREET, AS ESTABLISHED BY CONVEYANCE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM CHARLES K. SPELLER AND WIFE, AS OF RECORD IN BOOK 3893, PAGE 492, REGISTER'S OFFICE; THENCE WITH THE PRESENT NEW MARGIN OF ROBERTSON STREET, SOUTHWESTERLY AROUND A SLIGHT CURVE, 24.80 FEET TO THE OLD NORTH MARGIN OF ROBERTSON STREET; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 21.84 FEET TO A POINT, THE ORIGINAL SOUTHWEST CORNER OF LOT NO. 284; THENCE NORTHERLY 165 FEET TO THE SOUTH MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY EASTERLY (THE DISTANCE NOT BEING SHOWN ON RECORDED PLAN) TO THE WEST MARGIN OF FAIRFIELD AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 150.81 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MILTON DEE SHARBER, SINCE DECEASED, AND KATIE ANTHONY SHARBER, SURVIVING TENANT, BY DEED FROM ALAN GARFINKLE, DATED JULY 23, 1968, OF RECORD IN BOOK 4253, PAGE 501, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Further Being the same property conveyed to Nashville City Lots, LLC by deed from Katie Sherber dated 05/16/2016 of record as Instrument No 20160523-0050996, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS 66 ROBERTSON STREET, NASHVILLE, TN 37210.

Bill Garrett Davidson County
Batch# 58034 DEEDWARR
02/13/2018 08:09:30 AM 2 pgs
Fees: $13.00 Taxes: $388.50
20180213-0014027

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Unimproved property, known as 66 Robertson Street Nashville TN 37210

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands 02/08/18.

Nashville City Lots, LLC

Daniel Esquibel, Member Managed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Esquibel, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Managed Member of Nashville City Lots, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managed Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managed Member.

Witness my hand, at office, this 8th day of February, 2018.

Notary Public

My Commission Expires: 9/10/18

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10 2018

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19