STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 74344 DEEDWARR
03/28/2018 11:05:25 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40

20180328-0028908

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES: 10-7-19
File No. 17-8341D

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Josh Hellmer, married, and Charles McTorry, married (NAME)	new owners (NAME)	08102009800 & 08111007100 & 08204023500 & 08204022200
1716 McKenney Ave/876 CarterSt 1750 22nd Ave N/877 Carter St (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gatna, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josh Hellmer, married, and Charles McTorry, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT I: (877 Carter Street)
Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Thornsby Place, as of record in Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 95 fronts 50 feet on the north margin of Carter Ave and extends back between parallel lines 150 feet to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Gatna, LLC from HomeTrust Partners, by deed dated March 18, 2014, in Instrument No. 20150318-0023332, and by deed dated December 30, 2010 from Alvin C. Juma, a married man, by deed dated December 30, 2010, in Instrument No. 20110107-0002105in the Register's Office for Davidson County, Tennessee.

TRACT II: (1716 McKinney Ave)

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of Buena Vista Heights Addition, of record in Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gatna, LLC from Alvin C. Juma, by deed dated December 30, 2010, in Instrument No. 20110107-0002103, in the Register's Office for Davidson County, Tennessee.

TRACT III: (1750 22nd Ave N)

Land in Davidson County, Tennessee, being the northerly part of Lot No. 311 on the Map of J.M., J.T., and G. W. Harding's Plan of Lots, as of record in Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of 22nd Avenue, North, in the southerly line of a 16-foot alley, being 150 feet southerly from the south side of Hydes Ferry Pike; thence with the easterly line of said 22nd Avenue, North, southerly 57 feet to a point; thence easterly 158 feet to another alley; thence with the westerly line of the last-mentioned alley, northerly to the first-mentioned alley; thence with the southerly margin of said last-mentioned alley, 153 feet, more or less, to the point of beginning.

BEING the same property conveyed to Gatna, LLC from Araminta Williams Family Partnership, by deed dated June 14, 2013, in Instrument No. 20130618-0061931, in the Register's Office for Davidson County, Tennessee.

TRACT IV: (876 Carter Street)

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Carter Lane Place, as of record in Book 547, Page 105, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gatna, LLC from Araminta McCullough Williams, by deed dated March 18, 2014, in Instrument No. 20150318-0023331 and by deed dated December 30, 2010, from Alvin C. Juma, a married man, in Instrument No. 20110107-0002104, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Affidavit and Memorandum of Purchase and Sale Agreement as recorded in Instrument No. 201705110046920, Register's Office for Davidson County, Tennessee. – ALL TRACTS

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 332, page 3, Register's Office for Davidson County, Tennessee. – TRACT I

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 161, page 19, Register's Office for Davidson County, Tennessee. – TRACT II

4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 21, page 80, Register's Office for Davidson County, Tennessee. – TRACT III

5. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 547, page 105, Register's Office for Davidson County, Tennessee. – TRACT IV

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1716 McKenney Ave., 876 Carter St., 1750 22nd Ave N., 877 Carter St, Nashville, TN 37208.

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. Whenever 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 16th day of March, 2018.

GATNA, LLC

By: _____
Nancy Juma, Member

March 16, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Nancy Juma, Member for Gatna, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of March, 2018.

My Commission Expires: 8/27/2018

_____
Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CM-17-1716