WARRANTY DEED

Bill Garrett Davidson County
Batch# 85998 DEEDWARR
04/27/2018 03:27:15 PM 2 pgs
Fees: $13.00 Taxes: $1,884.22

20180427-0040065

File No.: ALW-18-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADEN SKYE SUTLIFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2020 10TH AVE, GP	New Owner	105-09-412.00
(NAME)	(NAME)	
513 3RD AVE S		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **ESTATE OF GWENDOLYN STREET (FKA GWENDOLYN J. MURRAY)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **2020 10TH AVE, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being part of Lot No. 12 on the Plan of W. L. B. Lawrence's Plan of Lots of record in Plat Book 21, Page 148, Register's Office for said County, described according to a survey made by John B. Kohl, III, dated June 17, 1975, as follows:

Beginning at a point on the Southerly margin of Benton Avenue, formerly Arlington Avenue at the Northwest intersection of Benton Avenue and a private alley; thence with the margin of the said private alley, Southerly 88.75 feet to a point; thence Westerly 200 feet to a point on the Easterly margin of 10th Avenue South, formerly Jewett Avenue; thence Northerly along the Easterly margin of the same, 70.75 feet more or less to the beginning of a curve to the right having a radius of 18 feet, a distance of 28 feet more or less to the Southerly margin of Benton Avenue; thence Westerly on the margin of the same 128 feet more or less to the point of beginning.

Being the same property conveyed to Eugene O. Murray and wife, Gwendolyn J. Murray by Warranty Deed from Hope, Inc., recorded on the 7th day of July, 1975 in Deed Book 4929, Page 598, in the Register's Office of Davidson County, Tennessee.

EUGENE OSCAR MURRAY HAVING PASSED AWAY ON 08/30/1989.

GWENDOLYN JOYCE MURRAY MARRIED JAMES STREET ON 10/28/1994.

JAMES STREET HAVING PREDECEASED GWENDOLYN JOYCE MURRAY ON 12/10/2006.

GWENDOLYN HAVING PASSED AWAY ON 07/22/2017.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2020 10th AVENUE SOUTH, Nashville, TN 37204
(House Number) (Street) (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 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 20th day of April, 2018.

ESTATE OF GWENDOLYN STREET
Sandra L. Bell, Executrix
BY: SANDRA L. BELL
ITS: EXECUTRIX

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of April, 2018, before me personally appeared SANDRA L. BELL, EXECUTRIX of the ESTATE OF GWENDOLYN STREET, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th day of April, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G. [illegible] EVOY
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171