Bill Garrett Davidson County
Batch# 89397 DEEDWARR
05/07/2018 03:45:21 PM 2 pgs
Fees: $13.00 Taxes: $808.45
20180507-0043691

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $218,500.00.

Affiant

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

Subscribed and sworn before me this the 7th day of May, 2018.

Notary Public
My commission expires: 5-3-21

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Austin Groves and Lauren Groves<br>1628 25th Avenue North<br>Nashville, TN 37208 | GUARANTY TRUST COMPANY<br>316 ROBERT ROSE DRIVE<br>MURFREESBORO, TN 37129 | 081-10-0 314.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EQUITYLINK PROPERTIES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AUSTIN GROVES AND LAUREN GROVES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of the resubdivision of Lot No. 20 on the Plan of Georgia Industrial Realty Company's North Nashville Property, of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning 50 feet from a point in the North line of Lot No. 20 and being 40 feet from the Southwest corner of the Thomas H. Carter lot, leaving 40 feet for the extension of 25th Avenue; thence in a Southerly direction 50 feet, and with the East margin of 25th Avenue to a point; thence in an Easterly direction 143 feet; thence in a Northerly direction 50 feet to a point and being 50 feet from the North line of said Lot No. 20; thence in a Westerly direction 143 feet to the point of beginning. Said Lot fronts 50 feet on the East side of 25th Avenue North.

Being the same property conveyed to Equitylink Properties, LLC by deed from Music City Holdings, LLC, of record in Instrument No. 20180108-0002079, dated 12/18/2017, Register's Office for said County.

Also being the same property conveyed to Music City Holdings, LLC, by deed from Mermen Properties, LLC, of record in Instrument No. 20180108-0002078, dated 12/18/2017, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1628 25th Avenue North, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of May, 2018.

Equitylink Properties, LLC

By: _____ MEMBER/MANAGER
Christopher M. Ellenberger, Member /MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher M. Ellenberger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Christopher M. Ellenberger as such member.

Witness my hand and official seal this 7th day of May 2018. *MANAGER

My Commission Expires: 9-10-2018

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY