Bill Garrett
Batch# 99892
06/04/2018 02:24:36 PM
Fees: $13.00 Taxes: $740.00

20180604-0053107

Davidson County
DEEDWARR
2 pgs

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M-CC-18-1527

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Westport Development & Associates, Inc.	new owner	
(NAME)	(NAME)	**081-14-0-108.00**
3763 Westport Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEX BILES, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WESTPORT DEVELOPMENT & ASSOCIATES, INC.,** hereinafter called the Grantee, its 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 Northerly 50 feet of Lots No. 8 and 17 on the Map of the Subdivision 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 and accurate legal description.

Said part of Lots No. 8 and 17 fronts 50 feet on the Westerly side of 23rd Avenue North and runs back between parallel lines, 420 feet to the Easterly margin of 24th Avenue North.

Being the same property conveyed to Alex Biles and Olivia Biles, husband and wife by Warranty deed from R. Gregg Poole and Stacy K. Poole, husband and wife of record in Instrument No. 20000615-0059894 Register's Office for Davidson County, Tennessee, dated June 06, 2000 and recorded on June 15, 2000 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20070803-0092986, Register's Office for Davidson County, Tennessee.

The said Olivia Biles having since died on January 10, 2012.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5779, Page 126, in the Register's Office for Davidson County, Tennessee.

This is **Improved** property known as: **1527 23rd Avenue North, Nashville, Tennessee 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 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 hand this the 31st DAY OF MAY, 2018.

Alex Biles Jr.
Alex Biles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX BILES, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2018.

Stephanie Dome
Notary Public

My Commission Expires: _____
(SEAL)



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