WARRANTY DEED

Bill Garrett Davidson County
Batch# 109265 **DEEDWARR**
06/26/2018 03:02:14 PM 2 pgs
Fees: $13.00 Taxes: $3,012.54

20180626-0061564

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

A-VRES-18-0946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $814,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
522 4th Ave S, LLC, a Tennessee Limited Liabilty Company	**New Owner**	
(NAME) **6628 Mower Pl**	(NAME)	**118-13-0-146.00**
(ADDRESS) **San Diego, CA 92130**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **CAROLE OTTAWAY BEASLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **522 4TH AVE S, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their 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 part of Lot No. 33 on the Plan of the Country Property of N.A. McNairy, deceased, of record in Minute Book "E" pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, Tennessee, and being part of Lot No. 9 of the Plan of Caldwell Lane Subdivision, unrecorded described according to a copy of a survey made June 8, 1954, by James A. Hamilton, Jr., as follows:

Beginning on the westerly margin of Bates Drive at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence, with the westerly margin of Bates Drive and North 2 degrees 55 minutes east 223 feet to the northeasterly corner of said Lot No. 9 and on the southerly margin of Caldwell Lane; thence with the southerly margin of Caldwell Lane, north 85 degrees 45 minutes west 200 feet to the northwesterly corner of said Lot No. 9; thence, with the westerly line of said Lot No. 9 and along the easterly border of the old Morrow Property, south 2 degrees 49 minutes west 233.7 feet; thence south 85 degrees 45 minutes east 32.35 feet; thence north 2 degrees 55 minutes east 10.7 feet; thence south 85 degrees 45 minutes east 167.4 feet to the beginning;

Included in the above description but excluded from this conveyance is a tract of land described as follows:

Beginning on the westerly margin of Bates Drive, at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Bates Drive, North 2 degrees 55 minutes east 223 feet to the northeasterly corner of said Lot No. 9 and the southerly margin of Caldwell Lane; thence, with the southerly margin of Caldwell Lane, north 85 degrees 45 minutes west 90 feet; thence south 2 degrees 55 minutes west 223 feet; thence, south 85 degrees 45 minutes east 90 feet to the point of the beginning, being northeasterly 90 feet by 223 feet of Lot No. 9.

Being the same property conveyed to Carole Ottaway Beasley, unmarried, by Warranty Deed, from Anna W. Roe and Kenneth E. Schriver, wife and husband, dated November 6, 2013, of record in Instrument No. 20131118-0118712, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Anna W. Roe and Kenneth E. Schriver, by Warranty Deed, from Kay K. Wilson, dated October 19, 2010, of record in Instrument No. 20101021-0084523, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Kay K. Wilson, by Warranty Deed, from Allen E. Hill and wife, Jacquelyn K. Hill, dated December 27, 1985, of record in Book 6754, Page 707, and by Quitclaim Deed, dated July 21, 2006, of record in Instrument No. 20060726-0090402, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Allen E. Hill, et ux Jacquelyn K. Hill, by Warranty Deed, from J. David Woodard, et ux Judy W. Woodard (1/2 interest) and Juliet R. Ingram, a single person (1/2 interest), dated May 25, 1984, of record in Book 6301, Page 517, Register's Office for Davidson County, Tennessee. Said property being further conveyed to J. David Woodard, et ux Judy W. Woodard, ½ interest and Juliet R. Ingram, ½ interest, by Warranty Deed, from Vera Graham Wilson, Joseph D. Gray, et ux Harriette D. Gray, dated June 30, 1981, of record in Book 5753, Page 137, Register's for Davidson County.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book Minute Book "E", Pages 564 and 565, and in Plan Book 1, Page 29 Chancery Court at Nashville, Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20140521-0043608, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **946 Caldwell Ln., Nashville, Tennessee 37204**.

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/our hand(s) this the 25 DAY OF JUNE, 2018.

Carole Ottaway Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLE OTTAWAY BEASLEY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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