Bill Garrett Davidson County
Batch# 112584 DEEDWARR
07/05/2018 08:32:51 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20180705-0064836

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1645

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RMY-18-1301

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

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

Subscribed and sworn to before me, this the 29th day of June, 2018

Notary Public
My Commission Expires: 07/06/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ICG Investments, LLC. 750 Old Hickory Blvd, Ste 150, bldg. 2 Brentwood, TN 37027	Same as owner	072-10-0-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Darnell Shields, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ICG Investments, LLC, a California Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southwesterly part of Lot No. 13 on the Westerly part of Lot No. 19 on the map of Keller's Subdivision, as of record in Book 421, Page 86, Register's Office for said County described as follows:

Beginning at a point in the Northerly margin of Litton Avenue, 15 feet 4 inches West of the corner of Lots Nos. 19 and 20; thence with the margin of Litton Avenue, Westwardly 57 feet 2 inches to the Easterly line of a 15 foot strip shown on said plan at the Southwest corner of Lot no. 19; thence with the line of said lot and along the East Line of said strip, Northwardly 300 feet, more or less, to a point; thence Eastwardly 50 feet, more or less, to the corner of Lots Nos. 19 and 20; thence continuing Southwardly, leaving the line between Lots Nos. 19 and 20, 251 feet, more or less to the beginning.

Being the same property as that conveyed to Henry Frierson, Jr. and wife, Lucille Frierson, by Installment Deed from John Edward Dillard and wife, Helen M. Dillard, as recorded on October 1, 1964 in Book 3817, page 875, Register's Office for Davidson County, Tennessee. The said Lucille Frierson having since died on March 8, 1991. The said Henry Frierson, Jr., a/k/a Henry Frierson, having since died testate on November 9, 1997.

Pursuant to the Order of Probate for the purpose of establishing the Last Will and Testament of Henry Frierson as a muniment of title (see Case No. 18P733, Seventh Circuit Court, Probate Division, Davidson County Tennessee) dated May 3, 2018 and recorded June 22, 2018 in Instrument No. 20180622-0060466, Register's Office for Davidson County, Tennessee, the property has vested to Darnell Shields as beneficiary under the Last Will and Testament of Henry Frierson. See also the Last Will and Testament of Henry Frierson dated March 29, 1997 and recorded June 22, 2018 in Instrument No. 20180622-0060467, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1301 Litton Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2018.

Darnell Shields

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darnell Shields, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2018.

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/8/2021