WARRANTY DEED

Bill Garrett
Batch# 112621
07/05/2018 09:03:08 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20180705-0064892

A-CR-18-2504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.7.19
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Trevecca Avenue Holdings, LLC	**New Owner**	
(NAME) **1311 Woodland St., Ste. B**	(NAME)	**072-13-0-084.00 AND 072-13-0-085.00**
(ADDRESS) **Nashville, TN 37206**	(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, **PAUL D. HUSSEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TREVECCA AVENUE HOLDINGS, LLC, A TEXAS LIMITED LIABILITY 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:

TRACT 1: 2502 Trevecca Ave., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Pages 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 2: 2504 Trevecca Ave., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No 43 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Pages 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 1:

Being the same property conveyed to Paul Hussey by Installment Deed of record in Book 6624, Page 38, dated May 01, 1985 and recorded August 06, 1985 in the Register's Office of Davidson County, Tennessee.

Tract 2:

Being the same property conveyed to Paul D. Hussey by Warranty Deed of record in Book 8053, Page 379, dated February 19, 1990 and recorded February 27, 1990 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on Plat recorded in Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2502 & 2504 Trevecca Ave., Nashville, Tennessee 37206**.

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 27th DAY OF JUNE, 2018.

Paul D. Hussey by John Gleaves, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL D. HUSSEY, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL D. HUSSEY.

Witness my hand and official seal, this the 27th of June, 2018.

Notary Public
My Commission Expires: 10-7-24
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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