Bill Garrett Davidson County
Batch# 113105 DEEDWARR
07/06/2018 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $9,435.00
20180706-0065573

34237

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34237-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,550,000.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2018. Notary Public My Commission Expires: October 7, 2019

WARRANTY DEED

Address New Owner: 5 String, LLC P.O. Box 1709 Gatlinburg, TN 37738	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 10 0 007 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy G. Webb**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **5 String, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 114 Clarendon Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 2nd day of July, 2018.

Nancy G. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy G. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2018.

Notary Public

My Commission Expires: 5/5/20

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 9 and part of Lot No. 8 of Deerfield, a subdivision of part of the homeplace of Johnson Bransford and wife, a plan of which is of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 105.45 feet on the north side of Clarendon Avenue, and extends back in a northerly direction between lines 208.9 feet on its westerly margin and 205.9 feet on its easterly margin to a dead line, measuring 100 feet on said dead line.

Said part of Lot No. 8 adjoins Lot No. 9 on Lot No. 9's easterly side and fronts 90 feet on the north side of Clarendon Avenue, and extends back in a northerly direction between lines 205.9 feet on its westerly margin and 205.9 feet on its easterly margin to a dead line and said dead line measures 87 feet, more or less.

Being the same property conveyed to William V. B. Webb and wife, Nancy G. Webb by deed dated April 25, 2012 from Keith B. Pitts and wife, Deborah K. Pitts of record in Instrument No. 20120430-0036718, Register's Office for Davidson County, Tennessee. William V. B. Webb having since died on May 10, 2017, leaving Nancy G. Webb as surviving tenant by the entirety

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 116 10 0 007 00.
2. Belle Meade City taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 10 0 007 00.
3. All matters appearing on the Plan of record as Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer to City of Belle Meade of record in Book 5786, page 930, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

