(1)

Bill Garrett Davidson County
Batch# 118027 DEEDWARR
07/18/2018 01:05:59 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180718-0070045

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NASH PROPERTIES, LLC	**SAME**	**118-04-0-040.00**
(NAME) **901 N. HILL DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207-4721**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DELVIN L. HAISLIP, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR 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 a lot or parcel of land in the 6th, formerly 9th Civil District of said County, being Tract No. 2 on the Map of the J. W. Russwurm Property, not of record, described according to survey made by Hal R. Swann, Jr., Surveyor, March 8, 1948 as follows:

Beginning on the northerly margin of Rosedale Avenue at a point 66.7 feet west of the northwest corner of said Avenue and Gladstone Avenue, being the corner of Tracts 1 and 2; thence with the line between said two tracts, northwardly 149.3 feet; thence westwardly 61 feet to the corner of tracts 2 and 3; thence with the line between said two tracts, southwardly 159 feet to the northerly margin of Rosedale Avenue; thence with said Avenue, eastwardly 62 feet to the beginning.

Being the same property conveyed to Delvin L. Haislip from Elmus M. Conaster by deed dated May 27, 1982 , of record in Book 5895, page 477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **512 ROSEDALE AVENUE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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. 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 13th day of July, 2018.

DELVIN L. HAISLIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Delvin L. Haislip**, the 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 at office this 13th day of July, 2018.

My Commission Expires: **November 5, 2018**

Notary Public

