WARRANTY DEED

Bill Garrett Davidson County
Batch# 119162 DEEDWARR
07/23/2018 10:31:13 AM 2 pgs
Fees: $13.00 Taxes: $3,015.50

20180723-0071378

W-BR-18-2614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.29.20

(AFFIX SEAL)

KIMBERLEY SMITH NOTARY PUBLIC STATE OF TENNESSEE FRANKLIN 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)
DPT Miller Enterprises, LLC	DPT MILLER ENTERPRISES, LLC	
(NAME) **2614 Belmont Boulevard**	(NAME) 2339 LAWRENCE Jr.	**117-4-106.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) SPRINGFIELD, TN 37172	
(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, **GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DPT MILLER ENTERPRISES, LLC,** 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 the South of 60 feet of Lot No. 108 on the Map of Belmont Land Company's Plan called Belmont Heights of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, save and except a small triangular part out of the Southeast corner of said Lot No. 108, which is to be conveyed to the City of Nashville.

Said property is described as beginning at a point at the Northeast intersection of the first alley South of Sweetbrier Avenue and Belmont Boulevard; thence with the margin of said Belmont Boulevard, Northerly 60 feet to a point which is 240 feet South of the South margin of Sweetbrier Avenue; thence Easterly, parallel to the South margin of Sweetbrier Avenue 183 feet to the West margin of an alley; thence with the margin of the same Southerly 42 feet to a point which is 18 feet North of the North margin of another alley, being a corner of the property to be conveyed to the City of Nashville; thence along said City's line Southwesterly 35.52 feet to a point in the North margin of the first mentioned alley, which point is 30 feet West of the Westerly margin of Alley No. 436; which is the last above mentioned alley; thence with the margin of said alley; Westerly 153 to the point of beginning.

Together with any and all interest in the abandoned alley No. 968, referenced in Ordinance No. BL2013-530.

Being the same property conveyed to Garafola Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Shelby Street Partners, GP, a Tennessee General Partnership, recorded April 21, 2016 in Instrument No. 20160421-0038706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 34, 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: **2614 Belmont Boulevard, Nashville, Tennessee 37212**.

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 18th DAY OF JULY, 2018.

Garafola Properties, LLC

BY: _____
John Gleaves
Authorized Agent

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 described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of GARAFOLA PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of July, 2018.

Candis Thornton
Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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