WARRANTY DEED

Bill Garrett Davidson County
Batch# 123819 DEEDWARR
08/01/2018 03:56:40 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180801-0075459

Y-KW-18-829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

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

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)
The 829 LLC	**New Owner**	
(NAME) **418D 37th Avenue North**	(NAME) **418D 37th Avenue North**	**082-07-0-405.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37209**	
(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, **JAMES M. WEST AND WIFE, VALORIE WEST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE 829 LLC, A TENNESSEE 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:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT I: Being Lot No. 15 and the northerly ten feet of Lot No. 14 in Miller's Addition to Edgefield, now East Nashville, according to a plan of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said lot and part of lot front together 75.10 feet on the east side of North Fourth Street, formerly Lischey Avenue, and runs back eastwardly between parallel lines and along the southern margin of Cleveland Street, 170 feet to a 15 foot alley.

TRACT II: Being a part of the north one-half of Cleveland Street, as closed by Ordinance No. 63-39 of the Metropolitan Council of Nashville and Davidson County, Tennessee, on file in the office of the Metropolitan Clerk, the part of Cleveland Street being shown in Sharpe and Crutcher's Addition to Northeast Nashville, of record in Book 57, page 82, and also shown in Miller's Addition to Edgefield, now East Nashville, of record in Book 57, page 133, said Register's Office, and described according to a survey made by Barge, Waggoner and Sumner, Engineers, September 27, 1961, as follows:
Beginning on an iron pin set in the center line of Cleveland Street, as closed, said iron pin being located also approximately 12.5 feet S 83 deg. 30 min. E of the easterly margin of North Fourth Street or Lischey Avenue as shown on the Plans above mentioned and in the southeasterly margin of Cleveland Street, as relocated; thence with the southeasterly margin of Cleveland Street, as relocated on a curve with a radius of 52.00 feet in a northeasterly direction 57.99 feet to an iron pin set in the southerly margin of said street, as relocated; thence with the southerly margin of Cleveland Street, as relocated, S 66 deg. 02 min. E, 48.82 feet to an iron pin set in the southerly margin of said street, as relocated; thence N 83 deg. 00 min. W, 99.85 feet to the beginning.

Being the same property conveyed to James M. West and wife, Valorie West by Warranty deed from Luther E. Cantrell, Jr., married of record in Instrument No. 20180206-0012028 Register's Office for Davidson County, Tennessee, dated February 1, 2018 and recorded on February 6, 2018.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 133 and Plat Book 57, page 82, 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: **829 Lischey Ave, Nashville, Tennessee 37207**.

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 JULY, 2018.

James M. West

Valorie West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. WEST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
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