WARRANTY DEED

Bill Garrett Davidson County
Batch# 132399 DEEDWARR
08/23/2018 03:40:28 PM 2 pgs
Fees: $13.00 Taxes: $4,218.00

20180823-0083826

JM-UG-18-1218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/6/20
(AFFIX SEAL)

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)
FAEC fbo Super 98 Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	**104-08-0-225.00**
1218 17th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **LOUISE SEAWRIGHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUPER 98 HOLDINGS, 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:

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of O.B. Hayes plan of Large Lots called Rokeby, of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee, described as follows: Beginning on the easterly margin of 17th Avenue South (formerly Addison Street), 160 feet southerly from the line between lots number 23 and 30 on said plan, thence with east margin of said Avenue southerly 60 feet; thence at right angles easterly 152 1/4 feet, more or less. to the westerly margin of an alley; thence with said alley northerly 60 feet; thence westerly 152 1/4 feet, more or less, to the beginning.

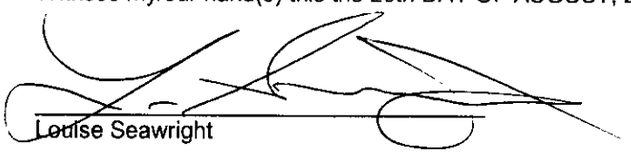
Being the same property conveyed to Louise Seawright by Warranty Deed from Dennis W. Morgan, of record in Instrument No. 20070123-0009447, Register's Office for Davidson County, Tennessee, dated January 16, 2007 and recorded on January 23, 2007.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement(s) to the City of Nashville of record in Book 2548, Page 384 and Book 2548, Page 378, in the 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: **1218 17th Ave S, 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 20th DAY OF AUGUST, 2018.



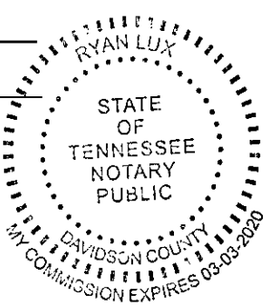
Louise Seawright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE SEAWRIGHT, 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 20th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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