WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153486 DEEDWARR
10/23/2018 12:40:44 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20181023-0105000

A-BR-18-2114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(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)
Belmont Real Estate Holdings II, LLC	**New Owner**	
(NAME)	(NAME)	**105-13-0-042.00**
1900 Belmont Blvd.		
(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, **WARFIELD FAMILY IRREVOCABLE TRUST, DATED OCTOBER 12TH, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELMONT REAL ESTATE HOLDINGS II, 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 Lot No. 335 on the Plan of Re-subdivision of part of Belmont Land Company's Subdivision of part of Belmont Land Company's Subdivision, of record in Plat Book 421, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the East side of 13th Avenue, South, now Eastwood Avenue, and runs back between parallel lines, along the North margin of an alley, 140 feet to another alley in the rear.

Being the same property conveyed to Damon Warfield, Jr and wife, Mamie A. Warfield by Warranty deed from Earl J. Looney and wife, Eva C. Looney of record in Book 3429, page 143, Register's Office for Davidson County, Tennessee, dated August 10, 1962 and recorded on August 15, 1962.

Being the same property conveyed to Schuronda Warfield Morton, Trustee of the Warfield Family Irrevocable Trust by Quitclaim deed from Damon Warfield Jr and wife, Mamie H. Warfield, of record in Instrument Number 20181023-0104999 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 71, 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: **2114 Eastwood Ave., 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 19th DAY OF OCTOBER, 2018.

Warfield Family Irrevocable Trust, dated October 12th, 2018

BY: Schuronda Warfield Morton
Schuronda Warfield Morton
Trustee

STATE OF Kentucky
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Schuronda Warfield Morton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be Trustee of the Warfield Family Irrevocable Trust, dated October 12th, 2018, and in her capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2018.

Terry D. Addie
Notary Public

Terry D. Addie
Notary Public, ID No. 592217
State at Large, Kentucky
My Commission Expires on Jan. 2, 2022

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