Karen Y Johnson Davidson County
Batch# 162683 DEEDWARR
11/20/2018 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20181120-0114257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

JM-EXIT-18-915-917

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)
Pearl Properties LLC	**NEW OWNER**	
(NAME)	(NAME)	**072 09 0 201.00**
915 & 917 Delmas Ave	805 3rd Ave North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37201	
(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, **MATTIE E. CARTWRIGHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEARL PROPERTIES 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:

Tract One (known as 915 Delmas Ave):

Being the westerly 50 feet of Lot No. 18 and the easterly part of Lot No. 19 on the Plat of East Hill Addition of record in Plat Book 332, Page 33, Register's Office for said County, described according to survey made by John B. Kohl, III, as follows:

Said Parts of Lots 18 and 19 front together 90.1 feet on the northerly margin of West Delams Avenue and extends back 191 feet on the easterly line and 191 feet, more of less on the westerly line, to a line on the rear on which it measures 92.2 feet.

Less and excepting that portion conveyed to Mattie E. Cartwright in Deed Instrument No. 20180831-0086468, more formally described as:

Being the west 50 feet of Lot No. 18 in Bransford Realty Company's East Hill Subdivision of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the North side of Delmas Avenue, and runs back 191 feet to a line.

Tract Two (known as 917 Delmas Ave):

Being the west 50 feet of Lot No. 18 in Bransford Realty Company's East Hill Subdivision of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the North side of Delmas Avenue, and runs back 191 feet to a line.

Being the same property conveyed to Ronald E. Cartwright and wife, Mattie E. Cartwright by Warranty deed from R. Hart Sullivan and wife, Ada Sullivan of record in Book 5254, page 664, Register's Office for Davidson County, Tennessee, dated 02/17/1978 and recorded on 02/21/1978.

The said Ronald E. Cartwright having since passed on January 19, 2008, leaving Mattie E. Cartwright as sole tenant by the entirety. This property is one and the same as Tract 1 of the property legal description.

Being the same property conveyed to Mattie E. Cartwright, unmarried by Quitclaim deed from Mattie E. Cartwright, unmarried of record in Instrument No. 20180831-0086468 Register's Office for Davidson County, Tennessee, dated 08/24/2018 and recorded on 08/31/2018. This property is one and the same as Tract Two of the legal description.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.
- Dedication of sidewalk easement(s) and/or right(s) of way granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 20180628-0062717, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **915 & 917 Delmas Ave, Nashville, Tennessee 37216**.

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 16th DAY OF NOVEMBER, 2018.

Mattie E. Cartwright

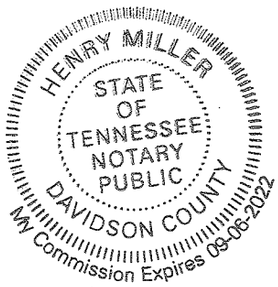
Mattie E. Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTIE E. CARTWRIGHT, 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 16th of November, 2018.

Notary Public
My Commission Expires: 9/6/22
(SEAL)



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

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)