Karen Y Johnson Davidson County
Batch# 179073 DEEDWARR
12/31/2018 10:06:40 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20181231-0126244

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3969

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
700 12th Avenue LLC (NAME)	700 12th Avenue South, LLC (NAME)	71-9-75, 71-9-76, 71-9-77, 71-9-78 & 71-9-79
4313 Wallace Lane (STREET ADDRESS)	4313 Wallace Lane (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donald Barry Garrett and wife, Lola Jean Garrett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **700 12th Avenue LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being described as follows:

Being Lot Nos. 16. 17. 18. 19 and 20 on the Map of W. H. Nance's Subdivision of Lot No. 14, Brooklyn Plan, as of record in Book 332, page 14, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 16, 17, and 18 adjoin and front together 100 feet each on the westerly side of Third Street and runs back between parallel lines 160 feet to an alley, Lot No. 16 running back with the southerly margin of Page Avenue.

Said Lot No. 19 fronts 75 feet on the westerly side of Third Street and runs back between parallel lines 160 feet to an alley.

Said Lot No. 20 fronts 85 feet on the westerly side of Third Street and runs back 160 feet to an alley and measures 83.3 feet on said alley.

Being the same property conveyed to Donald Barry Garrett, and Lola Garrett by Quitclaim Deed dated October 15, 2002 from Teresa Garrett, recorded October 30, 2002, in Instrument Number 20021030-0132634, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 14, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1705 Seminary Street, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of December, 2018.

Donald Barry Garrett

Lola Jean Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2018, before me personally appeared Donald Barry Garrett and Lola Jean Garrett, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of December, 2018.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066