31510-8 Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179400 DEEDWARR
01/02/2019 08:40:20 AM 2 pgs
Fees: $13.00 Taxes: $569.80

20190102-0000031

J-TN4-18-1001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-22 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Catherine Lentile	**New Owner**	
(NAME)	(NAME)	**70-7-26.00**
1315 Newman Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **TN4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE LENTILE,** 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 the southerly part of Lot No. 26 on the Map of J.S. Spurlock's Lands, not of record, described according to a survey made by Erle Drake, April 21, 1925, as follows:

Beginning at the intersection of the center lines of Alice Avenue, and Buena Vista Pike; thence with the center of said Pike northwardly 120 feet, more or less, to the southeast corner of the property conveyed to Jim R. Warren and wife, by deed from M. H. Webb and wife, in Book 2453, Page 76; thence with Warren's southerly line, westwardly 120 feet, more or less, to the line between Lots 25 and 26; thence with the line between said two lots, southwardly 120 feet, more or less, to the center of Alice Avenue; thence with the center of said Avenue, eastwardly 120 feet to the beginning.

Being part of the same property conveyed to TN4, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from James R. Spearance, III, recorded February 23, 2016 in Instrument No. 20160223-0017134, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Sperance, III, by Warranty Deed from David L. Binkley, recorded October 5, 2015 in Instrument No. 20151005-0100968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1001 Alice Street, Nashville, Tennessee 37218**.

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 31st DAY OF DECEMBER, 2018.

TN4, LLC

BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TN4, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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