Karen Y Johnson Davidson County
Batch# 180071 DEEDWARR
01/03/2019 10:34:21 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20190103-0000663

WARRANTY DEED

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF DECEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9631B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Avenue 11 Development, LLC	Avenue 11 Development, LLC	
806 28th Ave North	1577 Woodmond Blvd	09206042200
Nashville, TN 37208	Nashville TN 37215	

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 HEREBY ACKNOWLEDGE, WE,

DOUGLAS E. BETTY, AND WIFE, LAURA R. BETTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AVENUE 11 DEVELOPMENT, LLC

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:

Certain real estate in Davidson County, Tennessee, as follows:

Being the Northerly 30 feet of the Westerly 88 feet of lot No. 3 on the Map of Lapsley Subdivision of part of lot No. 17 of the Boyd McNairy Addition, as of record in Book 57, Page 3, Register's Office for said County.

Said part of said lot fronts 30 feet on the Easterly side of 28th Avenue, North and runs back between parallel lines along the South line of lot No. 4, 88 feet to a 10 foot proposed alley.

Being the same property conveyed to Will Douglas and wife, Emma Lee Douglas by Installment deed from Etheris Bradley of record in Book 2652, Page 352, Register's Office for Davidson County, Tennessee, dated June 21, 1957 and recorded on July 03, 1957.

Being the same property conveyed to Real Results Unlimited, Inc., A Florida Corporation by Deed from Clarice Douglas Rankins and Steven Douglas, Devisees under the will of Emma Lee Douglas, of record in Instrument No. 20160912-0095796 to Register's Office for Davidson County, Tennessee, dated September 6, 2016 and recorded on September 12, 2016 with Scrivener's Affidavit recorded in Instrument No. 20161102-0116132.

Being the same property conveyed by Warranty Deed from Real Results Unlimited, Inc., a Florida Corporation to Douglas E. Betty and Laura R. Betty, husband and wife, as recorded on the 12th day of September, 2016 in Instrument No. 20160912-0095797, in the Registers Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF LAPSLEY SUBDIVISION OF PART OF LOT NO. 17 OF THE BOYD MCNAIRY ADDITION, as recorded in Plat Book 57, Page(s) 3 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (as to Tracts 1 and 3)

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

This is unimproved property known as 806 28th Ave North, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 our hand on the 21st day of December, 2018.

Douglas E. Betty

Laura R. Betty

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DOUGLAS E. BETTY AND LAURA R. BETTY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of December, 2018.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020