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MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 208604 DEEDWARR
03/22/2019 09:42:36 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20190322-0026150

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of MARCH, 2019.

Notary Public

My commission expires: 9/29/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARY ELLEN PETHEL	**NEW OWNER**	**091-13-0-029.00**
6357 Columbia Avenue	5008 Dakota Ave	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HURT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

MARY ELLEN PETHEL, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 2, Block "G", as shown on the map entitled Crolywood Subdivision, Section II, of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HURT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MUSIC CITY HOLDINGS, LLC, of record in Instrument No. 20180220-0015750, dated February 1, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 6357 Columbia Ave, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 21st day of March, 2019.

Christopher Hurt - Managing Member
HURT PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY
BY: Christopher HURT, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared , CHRISTOPHER HURT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of **HURT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within name bargainor, an LLC, and that he, as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 21st day of March, 2019.

Emily Prophet
NOTARY PUBLIC

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY