WARRANTY DEED

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

Y-KW-18-1700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
1700 Electric JV	**New Owner**	
(NAME) **5137 Remington Drive**	(NAME) **5137 Remington Drive**	**094-02-0-080.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	
(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, **BURNEASE PIPER KILGO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1700 ELECTRIC JV, A PARTNERSHIP,** 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 Lot No. 59 in the United Electric Railway Company's Plan of Lots, as of record in Book 161, page 8, said Register's Office.

Said Lot No. 59 fronts 65 feet on the Southerly side of Electric Avenue, and runs back between parallel lines, with the Easterly margin of 17t Street, 150 feet to an alley.

Being the same property conveyed to Elaine Piper, a single person by Installment deed from Lottie V. Abernathy, a widow of record in Book 4642, page 579, Register's Office for Davidson County, Tennessee, dated September 15, 1972 and recorded on October 02, 1972.

The said Maggie Elaine Piper died testate on December 22, 1985 leaving the subject property vested in the name of Burnease Towns Piper Kilgo as devisee under her Last Will & Testament. Conveyance evidenced in Davidson County Probate Court Docket No. 77639.

Being also known as 1700 Electric Ave Nashville, Tennessee 37206.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.
- Codes Letter of record in Book 5382, Page 766, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1700 Electric Ave., Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch# 228702 **DEEDWARR**
05/10/2019 02:44:58 PM 2 pgs
Fees: $13.00 Taxes: $762.20

20190510-0044256

Witness my/our hand(s) this the 7th DAY OF MAY, 2019.

Burnease Piper Kilgo by William Fred Piper, Jr. Attorney In-Fact

Burnease Piper Kilgo by William Fred Piper, Jr., Attorney-In-Fact

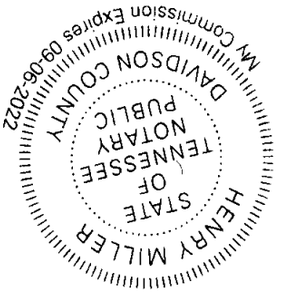
See Durable Power of Attorney filed of record in Instrument Number 20141211-0113593, Register's Office for Davidson County, Tennessee on ~~May~~ December 11 _____, 2019 ~~8~~ 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM FRED PIPER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BURNEASE PIPER KILGO, and who acknowledged he/she/they executed the same as the free act and deed of the said BURNEASE PIPER KILGO.

Witness my hand and official seal, this the 7th of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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