THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520472

Karen Johnson Davidson County
Batch# 241160 **DEEDWARR**
06/10/2019 03:41:57 PM 2 pgs
Fees: $13.00 Taxes: $3,281.90

20190610-0055632

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $887,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2019.

Notary Public
My Commission Expires: 1/3/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Marshall Buck and Traci Radcliffe Buck 2807 27th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 117-03-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **27th Avenue, LLC, a Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Buck and Traci Radcliffe Buck, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan showing the Subdivision of Lots 12, 13, 14 and 15 in the Plan of Belair, of record in Plat Book 547, Page 96, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the Westerly side of 27th Avenue South, formerly Myrtle Avenue, and runs back between parallel lines 225 feet to a dead line. Said Lot 15 is part of the original Lot 12 on the Plan of Belair.

Being part of the same property conveyed by Warranty Deed from Vicki A. Warren, a single woman to 27th Avenue, LLC, a Tennessee Limited Liability Company as recorded on the 19th day of September, 2017 in Instrument No. 20170919-0095760 and Executor's Deed from Vicki A. Warren, in her capacity as Executrix of said estate to Vicki A. Warren, individually as recorded on the 25th day of May, 2016 in Instrument No. 20160525-0052614, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 96 and Plat Book 332, Page 6.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20190123-0006680.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RP-19-2507

Easement for Grant of Access for Ingress/Egress/Utilities and Maintenance Agreement, recorded in Instrument No. 20180507-0043282.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3966, Page 22.

Easement for Underground Sanitary Sewers, recorded in Book 4803, Page 462.

Easement for Electric Power Transmission Line and Underground Sanitary Sewers, recorded in Book 4803, Page 755.

Agreement for Dedication of Easement for sanitary sewers and/or storm drainage water mains, pumps and appurtenances as set forth in instrument recorded in Instrument No. 20181213-0121418.

Conveyance to State of Tennessee recorded in Book 4803, Page 462 and Book 4803, Page 755.

Matters which may affect our Lot due to Deed Restoring Property Lines recorded at Instrument No. 20170908-0092682.

Building Easement for Ingress/Egress as referenced in Deed, recorded in Instrument No. 20170908-0092682.

This is improved property located at 2807 27th Avenue South Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2019.

27th Avenue, LLC

BY: Doug Revere, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Doug Revere, 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 (or other officer authorized to execute the instrument) of 27th Avenue, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 6th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSE THAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022