WARRANTY DEED

Karen Johnson Davidson County
Batch# 245798 DEEDWARR
06/19/2019 03:53:38 PM 2 pgs
Fees: $13.00 Taxes: $325.60

20190619-0059218

Y-BR-19-1504B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
TN1504B, LLC	**New Owner**	
(NAME)	(NAME)	**081-15-0-284.00**
47 Sarah Drive		
(ADDRESS)	(ADDRESS)	
Farmingdale, NY 11735		
(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, **CHARLES P. DAVIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TN1504B, LLC,** 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 Northerly half of Lot No. 313 and a lot of ground between the Northerly line of Lot No. 313 and the Southerly line of Lot No. 311, on the Plan of McGavock, Wetmore and others second addition to Nashville, called the addition to the town of McGavock, as of record in Book 21, page 41, Register' s Office for Davidson County, Tennessee. Said part of said Lot No. 313, and lot of ground, as herein above referred to, is more particularly described in accordance with a plan of said property prepared by SM. McMurray Engineering Co., on May 20, 1931, as follows:

Beginning at a point in the Easterly margin of 16th Avenue North, 117 feet South, from the Southeast corner of 16th Avenue North and Underwood Street, thence Southerly 69 feet to a point; thence at right angles with 16th Avenue North, Eastwardly 129 feet to the Westerly margin of an alley; thence along said alley Northwardly 71.8 feet to a point, being the Southeast corner of said Lot No. 311; thence Westwardly along the Southerly margin of said Lot No. 311, 107.5 feet to the point of beginning.

Being the same property conveyed to Charles P. Davis by Warranty deed from Gay Lisa Levine, now known as Gay Lisa Levine Eisen, Trustee under the Last Will and Testament of Sadye D. Fidelholtz of record in Instrument No. 20141007-0092995 Register's Office for Davidson County, Tennessee, dated October 06, 2014 and recorded on October 07, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1504 B 16th Ave N, Nashville, Tennessee 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 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 18th DAY OF JUNE, 2019.

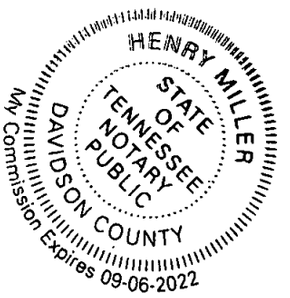
Charles P. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES P. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212