WARRANTY DEED

Karen Johnson Davidson County
Batch# 249750 DEEDWARR
06/27/2019 03:01:44 PM 2 pgs
Fees: $13.00 Taxes: $259.00

20190627-0062647

A-MRW-19-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
City Limits Construction, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	
21 Shepard Street		**105-04-0-145.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **MIKE COTHERN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 LOCATED IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING ON THE SOUTHERLY MARGIN OF SHEPARD STREET, 50 FEET WEST OF JOHN STREET, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING THE WESTERLY 25 FEET OF THE EASTERLY 75 FEET OF LOT 28 AND THE WESTERLY 25 FEET OF THE EASTERLY 75 FEET OF THE NORTHERLY 40 FEET OF LOT 30, TRIMBLE'S ADDITION TO SOUTH NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 53, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY MADE BY JOHN ALAN HOOD, T.N. R.L.S. No. 1838, DATED JUNE 3, 2019.

Being a portion of the same property conveyed to Mike Cothern by Warranty Deed from Freddie Gleaves, Larry Gleaves and Jaquelyn Gleaves of record in Instrument No. 20080307-0023214 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 7, 2008.

****For this purpose of this conveyance the subject property was never the Grantor's primary marital residence.**

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- SUBJECT TO A SURVEY MADE BY JOHN ALAN HOOD, T.N. R.L.S. No. 1838, DATED JUNE 3, 2019.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **21 Shepard Street, Nashville, Tennessee 37210**.

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 12 DAY OF JUNE, 2019.

Mike Cothern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE COTHERN, 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 7th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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