ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TREVECCA AVENUE HOLDINGS, LLC	New Owner	**083-10-0-001.00**
(NAME) **1311 WOODLAND STREET, STE. B**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206-2820**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RAMI S. BELL, MARRIED, INDIRA SINGH, UNMARRIED, AND CHANDI SINGH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TREVECCA AVENUE HOLDINGS, LLC** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A 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. 3 on the Map of the survey of J. J. Tamble Tract, as of record in Book 421, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the westerly side of North 16th Street, and runs back between parallel lines 204.2 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to RAMI M. SIINGH, UNMARRIED, by deed from JACK ODOM AND WIFE, JEAN E. ODOM, of record in Book 6484, page 458, dated January 30, 1985, said Register's Office. Being further conveyed to RAMI S. BELL AND HARRY T. SINGH, by quitclaim deed from RAMI S. SINGH (NOW KNOWN AS RAMI S. BELL) AND HUSBAND EARL D. BELL, of record in Book 11424, page 834, dated March 25, 1999, said Register's Office. The said Harry T. Singh died on or about October 25, 2009 and subject property was devised to INDIRA SINGH AND CHANDI SINGH, pursuant to his Will of record in Seventh Circuit Court of Davidson County, Probate Division, Docket No. 10P175.

This conveyance is subject to matters shown on the plan of record in Book 421, Page 29 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Earl D. Bell, husband of Rami S. Bell, joins in this conveyance to convey any rights he may have in said property, marital or otherwise.

Karen Johnson Davidson County
Batch# 276628 **DEEDWARR**
08/27/2019 08:05:48 AM 2 pgs
Fees: $13.00 Taxes: $1,803.75
20190827-0085936

unimproved ( )
This is improved(X) property, known as **416 N. 16TH STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-AR-19-416

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 19 day of August, 2019.

Rami S. Bell

RAMI S. BELL

Earl D. Bell

EARL D. BELL

Indira Singh

INDIRA SINGH

Chandi Singh

CHANDI SINGH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rami S. Bell, Earl D. Bell, Indira Singh, and Chandi Singh,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of August, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON