WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Metropolitan Construction LLC	Metropolitan Construction LLC	091 11 0 325.00 and 091 11 0 104.00
(NAME) 4907 and 4909 Illinois Ave	(NAME) 4907 and 4909 Illinois Avenue	Karen Johnson Davidson County Batch# 286801 DEEDWARR 09/17/2019 11:40:30 AM 3 pgs Fees: $18.00 Taxes: $1,887.00 20190917-0094115
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alma Jean Parker, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Metropolitan Construction LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:
Being Lot No. 814 and the westerly 10 feet of Lot 812 and easterly 7.5 feet of Lot 816 of Block. 131, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Said lot 814 and parts of 812 and 816 fronts 42.5 feet ion the southerly margin of Illinois Avenue and extends back between parallel lines 150.0 feet to an alley on the rear.

Being the same property conveyed to Curtis Houston Parker and wife, Alma Jean Parker by Installment Deed from George Appleton and wife, Elizabeth S. Appleton dated June 18, 1974 and recorded June 19, 1974 in Book 4826, Page 311, in said Register's Office for Davidson County, Tennessee. The said Curtis Houston Parker having died on May 27, 2010 leaving Alma Jean Parker as the surviving tenant by entirety.

Property Address: 4907 Illinois Avenue, Nashville, TN 37209
Parcel ID: 091 11 0 325.00

TRACT 2:
Being the westerly 10 feet of Lot No. 812 and all of Lots Nos. 814, 816 and 818 of Block No. 131, Plan No.1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description thereof.

File Number: GRN-1907931SSO

Said westerly part of Lot No. 812 and all of Lots Nos. 814, 816 and 818 front together 85 feet on the southerly side of Illinois Avenue and run back, between parallel lines, 150 feet to an alley.

Being the same property conveyed to Curtis Houston Parker and wife, Alma Jean Parker by Warranty Deed from Gordon Thomas Appleton and Robbie Murphy, devisees of the Last Will and Testament of George Emery Appleton and Elizabeth S. Appleton, Vernon Murphy and Sammie J. Appleton dated July 5, 1989 and recorded July 6, 1989 in Book 7882, Page 115, in said Register's Office for Davidson County, Tennessee. The said Curtis Houston Parker having died on May 27, 2010 leaving Alma Jean Parker as the surviving tenant by entirety.

Property Address: 4909 Illinois Avenue, Nashville, TN 37209
Parcel ID: 091 11 0 104.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4907 and 4909 Illinois Ave, Nashville, TN 37209

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 16th day of September, 2019

Alma Jean Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alma Jean Parker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1907931SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)