STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $400,000.00 (Four Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of September, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

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

Karen Johnson Davidson County
Batch# 294339 DEEDWARR
10/01/2019 03:15:21 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20191001-0100136

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
D & J Properties of Tennessee, LLC 650 Wedgewood Ave Nashville, TN 37203	NEW OWNER	10308000800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BILL H. ABNEY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **D & J PROPERTIES OF TENNESSEE, LLC, A Tennessee limited liability company,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS 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 the westerly 75 feet of Lot Number 19 on the Plan of West End Annex filed of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 19 fronts 75 feet on the southerly side of Colorado Avenue, formerly 9th Street and runs back between parallel lines, 164 feet to an alley.

Being the same property conveyed to Bill H. Abney, unmarried, by deed from Joan C. McCuen, unmarried, of record in Instrument No. 20130220-0016938, dated January 31, 2013 and recorded February 20, 2013, Register's Office for Davidson County, Tennessee.

Being also known as 4011 Colorado Avenue, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4011 COLORADO AVENUE** **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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-DJP-19-4011

LTSR Number:

GTE File: 2019095356

WITNESS, this 26th day of September, 2019

Bill H Abney

Bill H. Abney

STATE OF COLORADO)
COUNTY OF Summit)

On this 26th day of September, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bill H. Abney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26th day of September, 2019.

Glenice K Bowman
Notary Public

Commission Expires: 8/20/21

GLENICE K BOWMAN
Notary Public – State of Colorado
Notary ID 19874020362
My Commission Expires Aug 20, 2021