THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023073** Karen Johnson Davidson County Batch# 317688 DEEDWARR 11/20/2019 09:10:57 AM 2 pgs Fees: $13.00 Taxes: $4,440.00 20191120-0119724	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2019. Notary Public My Commission Expires: 7-2-21 TENNESSEE NOTARY PUBLIC OF DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: W Lewis Garrison Jr and Shari L Garrison 2801 27th Avenue South Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 03 0 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **27th Avenue LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W Lewis Garrison Jr and Shari L Garrison, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan showing the Subdivision of Lots 12 - 13 - 14 & 15 in Plan of Belair, of record in Plat Book 547, Page 96, Register's Office for said County.

Being part of the same property conveyed to 27th Avenue, LLC, a Tennessee limited liability company, by Warranty Deed from Vicki A. Warren, a single woman, of record in Instrument No. 20170919-0095760, in the Register's Office of Davidson County, Tennessee, dated September 14, 2017 and recorded on September 19, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots 12 - 13 - 14 & 15 in Plan of Belair, as recorded in Plat Book 547, Page(s) 96.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belair, as recorded in Plat Book 332, Page(s) 6.

Easement for Electric Power Transmission Line and Underground Sanitary Sewers, recorded in Book 4803, Page 755.

Easement for Underground Sanitary Sewers, recorded in Book 4803, Page 462.

Easement recorded in Instrument No. 20170908-0092682.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20181213-0121418.

This is improved property located at 2801 27th Avenue South Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2019.

27th Avenue LLC

By: Doug Revere, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Doug Revere, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a member(s) (or other officer authorized to execute the instrument) of 27th Avenue, LLC, a Tennessee Limited Liability Company, the within named bargainor(s), and that he/she/they as such authorized member(s) has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself/themselves as such aforesaid authorized member(s).

Witness my hand, at office, this 15th day of November, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUL. 09, 2022