WARRANTY DEED

Karen Johnson Davidson County
Batch# 330620 **DEEDWARR**
12/16/2019 03:59:52 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20191216-0129720

G-CRC-19-3600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 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)
Dowd Development and Design, LLC	**New Owner**	
(NAME) **1518 Clayton Avenue**	(NAME)	**104-01-0-246.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **WILLIAM T. FRANKS, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOWD DEVELOPMENT AND DESIGN, 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 in Davidson County, Tennessee, being the Southerly portion of Lot No. 181 on the Plan of part of West Grove Addition, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, and more fully described according to a survey by John B. Kohl, III. Tennessee Registered Land Surveyor No. 100, dated July 28, 1978, as follows:

Beginning at a point on the Northwesterly margin of Nebraska Avenue, formerly Grand Avenue, at the common front corner of Lots Nos. 180 and 181: thence, with the line dividing said lots, Northwestwardly 85 feet, more or less, to a point; thence, with the line bisecting Lot No. 181, Eastwardly 80 feet, more or less, to a point on the Westerly margin of 36th Avenue North, being the common corner fronting thereon of the property conveyed to Alfred L. Foster, et ux, by deed from w. H. Crandall, et ux, of record in Book 903, Page 271, said Register's Office, and the within conveyed property; thence, with the Westerly margin 09 36th Avenue North, Southwardly 100 feet to the Northwesterly margin of Nebraska Avenue; thence, with said margin of Nebraska Avenue, Southwestwardly 70 feet to the point of beginning.

Being the same property conveyed to William T. Franks, an unmarried person by Warranty deed from Janelle R. Zorko, an unmarried person of record in Book 10073, page 366, Register's Office for Davidson County, Tennessee, dated May 31, 1996 and recorded on June 04, 1996.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3600 Nebraska Ave, Nashville, Tennessee 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. 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 10th DAY OF DECEMBER, 2019.

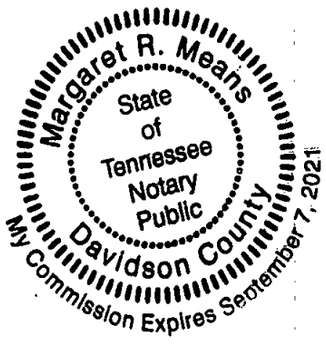
William T. Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM T. FRANKS, 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 10th of December, 2019.

Notary Public
My Commission Expires:
(SEAL)



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