WARRANTY DEED

Karen Johnson Davidson County
Batch# 429887 DEEDWARR
07/01/2020 03:39:30 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200701-0071552

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1869LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Ethan Smith	new owner	092 06 0 422.00
806 28th Avenue North		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AVENUE 11 DEVELOPMENT LLC*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ETHAN SMITH, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 806 28th Avenue North, Nashville, TN 37208

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/or 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/or 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 hand on the 26th day of June, 2020.

Avenue 11 Development, LLC

BY: member

S. Kurt Denny, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, S. KURT DENNY, Member of the undersigned, a Notary Public, in and for said County and State, the within named, AVENUE 11 DEVELOPMENT LLC, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of June, 2020.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

20-1869LA

EXHIBIT A - LEGAL DESCRIPTION

Being the Northerly 30 feet of the Westerly 88 feet of lot No. 3 on the Map of Lapsley Subdivision, Being Part of Lot No. 17 of the Boyd McNairy Addition, as of record in Book 57, Page 3, Register's Office for said County.

Said part of said lot fronts 30 feet on the Easterly side of 28th Avenue, North and runs back between parallel lines along the South line of lot No. 4, 88 feet to a 10 foot proposed alley.

Being the same property conveyed to Avenue 11 Development, LLC, by Warranty Deed from Douglas E. Betty, and wife, Laura R. Betty, of record in Instrument No. 20190103-0000663, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on January 03, 2019.

Being the same property conveyed to Douglas E. Betty and Laura R. Betty, husband and wife, by Warranty Deed from Real Results Unlimited, Inc., a Florida Corporation, of record in Instrument No. 20160912-0095797, in the Register's Office of Davidson County, Tennessee, dated September 06, 2016 and recorded on September 12, 2016.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lapsley Subdivision, Being Part of Lot No. 17 of the Boyd Mcnairy Addition, as recorded in Plat Book 57, Page(s) 3.