WARRANTY DEED

Karen Johnson
Batch# 524836
12/04/2020 02:37:59 PM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20201204-0141335

JM-SB-DRES-20-1259-0

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
Central Coast Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	
837 Russleo Dr		**105-03-0-271.00 AND 105-03-0-272.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **VESTA DALTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CENTRAL COAST PROPERTIES, 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:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of John Nelson of record in Plat Book 2, Page 182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 29 fronts 30 feet on the westerly margin of Second Avenue S (formerly Market Street) and extends back between Parallel lines 135 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of John Nelson of record in Plat Book 2, Page 182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 29 fronts 29 feet on the westerly margin of Second Avenue S (formerly Market Street) and extends back between Parallel lines 135 feet to an alley.

Being the same property conveyed to J. B. Dalton and wife, Vesta K. Dalton by Warranty deed from Wilkins, Adams & Weems, Attorney, Trustee of record in Book 6838, page 253, Register's Office for Davidson County, Tennessee, dated April 7, 1986 and recorded on April 25, 1986.

J. B. Dalton died April 16, 1995 leaving Vesta Dalton as the surviving tenant by the entirety.

The said Vesta Dalton erroneously took title as Vesta K. Dalton. Both Vesta Dalton and Vesta K. Dalton make reference to both one and the same individual.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 2, Page 182, 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: **1259 2nd Ave S, 0 2nd Ave s, Nashville, Tennessee 37210**.

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 30th DAY OF NOVEMBER, 2020.

Vesta Dalton

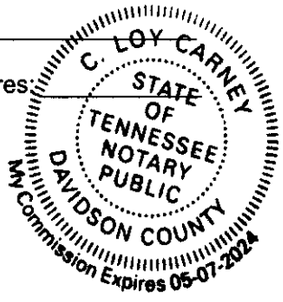
Vesta Dalton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VESTA DALTON, 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 30th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)



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