WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/07 13:59 2 pgs
Fees:13.00 Taxes:314.50

20070216-0019899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Red Square Properties, LLC	Red Square Properties, LLC	Map 82-7
(NAME)	(NAME)	
818 Lischey Avenue	726 St. Francis Ave.	
(ADDRESS)	(ADDRESS)	Parcel 121
Nashville, TN 37207	Smyrna, Tennessee 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **C.L. Holder, single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Red Square Properties, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in East Nashville, Davidson County, Tennessee, Being shown on the plan of Humphrey Pierce's Addition, as of record in Book 161, Page 20, Register's Office for said county.

Beginning at a point in the westerly margin of North Fourth Street, Formerly Lischey Avenue, 101 Feet South of the South margin of Wilburn Street; thence with the Westerly margin of North Fourth Street Southerly 66 feet to a point; thence westerly 155 feet more or less to an alley; thence with the margin of said alley Northerly 67 feet to a point; thence Easterly 155 feet to the point of beginning.

This being the same property description as in the previous conveyance instrument.

Being the same property conveyed to C.L. Holder, Single, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, filed for record as Instrument No. 20070124-0009973, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 818 Lischey Avenue, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14th day of February, 2007.

C.L. Holder

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, C.L. Holder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2007.

Commission expires: October 26, 2008

Shanna Ray

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY