BILL GARRETT, Davidson County
Trans:T20160043581 DEEDWARR
Recvd: 05/24/16 13:02 2 pgs
Fees:13.00 Taxes:1109.96
20160524-0052038

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $299,990.00. Affiant Subscribed and sworn to before me, this the 13th day of May, 2016. Notary Public My commission expires: 3/6/18

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Heather Lynn Johnson	Same as new	
228 Berry Street	Owner	082-07-0-258-00
Nashville, TN 37207-5960		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PROJECT 11, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER LYNN JOHNSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 121 on the plan of the unrecorded portion of John W. Bryan's Addition to Edgefield, now East Nashville.

According to a copy of said plan said Lot No. 121 fronts 50 feet on the Southerly side of Berry Street and runs back between parallel lines, parallel with and 150 feet West of the Westerly margin of Meridian Street, 165 feet to an alley.

Being the same property conveyed to Ronald B. Webb and wife, Anna Marie Webb by Warranty deed from Peggy S. Goble of record in Book 9610, page 478, Register's Office for Davidson County, Tennessee, dated February 28, 1995 and recorded on March 3, 1995.

Being the same property conveyed to K. Ryan Meadows, married by Warranty deed from Ronald B. Webb and wife, Anna Marie Webb of record in Instrument No. 20150601-0050478 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on June 1, 2015.

Being the same property conveyed to Project 11, LLC, a limited liability company by Warranty deed from K. Ryan Meadows of record in Instrument No. 20150611-0055402 Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 11, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 228 Berry Street, Nashville, TN 37207-5960.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of May, 2016.

Project 11, LLC

Claudia Peralta, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudia Peralta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Project 11, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017