WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160092746 DEEDWARR
Recvd: 10/20/16 11:39 2 pgs
Fees:13.00 Taxes:2268.10
20161020-0110974

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Pyle Properties, LLC, an Ohio Limited Liability Company	New Owner	082 08 0 300.00
(NAME)	(NAME)	
913 Chicamauga Ave	4201 Woodbridge Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Upper Arlington, OH 43220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Thirteen Thousand And No/100 Dollars ($613,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **East Nashville Holdings, LLC, an Georgia Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pyle Properties, LLC, an Ohio Limited Liability Company**, 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:

Lot Number 10, Block "C" on the plan of Eastwood Addition, Dr. E.T. Brown's Resubdivision of the Stratton and Seymour and L.T. Baxter Lands of record in Plat Book 332, Page 63, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Lewis by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-FM1 dated May 7, 2008 and recorded June 19, 2008 as Instrument No. 20080619-0063155, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to East Nashville Holdings LLC, a Georgia LLC by Warranty Deed from David Lewis, unmarried dated December 16, 2014 and recorded December 18, 2014 as Instrument No. 20141218-0115901, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 913 Chicamauga Ave, Nashville, TN 37206

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, has 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 our hands this 13 day of October, 2016

East Nashville Holdings, LLC

BY: _____
Salma Ahmed
Mgr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.East Nashville Holdings, LLCthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2016.

_____
Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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