WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075277 DEEDWARR
Recvd: 08/29/17 12:05 2 pgs
Fees:13.00 Taxes:1258.00

20170829-0088657

File No. RW0003281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/17/19 (AFFIX SEAL)

LYNN ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gremada Industries, Inc.	New Owner	071-14-0-316.00
(NAME)	(NAME)	
20 Fern Ave	825 28th Street S.	
(ADDRESS)	Unit E (ADDRESS)	
Nashville, TN, 37207	Fargo ND 58103	
(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, **Cliff View Properties, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gremada Industries, Inc., a North Dakota corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 10, Block "A" on the Plan of East-view Subdivision of the Shwab Property of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said part of Lot No 10 fronts 40 feet on the southerly side of Eastmoreland Avenue (now Fern Street) and runs back between parallel lines 135 feet to a dead line.

Tract II:

Being the westerly 10 x 125 feet of Lot 10, Block A, of East View Subdivision of the Schwab property of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cliff View Properties, LLC, a Tennessee limited liability company by Warranty Deed from Eighty-Nine King Development, LLC, a Tennessee limited liability company recorded May 8, 2017 as Instrument No. 20170508-0045622, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 20 Fern Ave, Nashville, TN 37207

(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 28th day of August, 2017.

Cliff View Properties, LLC

BY: _____
David R. Taylor, member

BY: _____
Brennan W. Curtis, member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared David R. Taylor and Brennan W. Curtis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of Cliff View Properties, LLC, a Tennessee limited liabillity company, the within named bargainor, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as Members.

Witness my hand this 28th day of August, 2017.

_____
Notary Public

My commission expires: 12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206