Bill Garrett Davidson County
Batch# 67819 DEEDWARR
03/12/2018 12:57:52 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20180312-0023139

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
114 Property, LLC	**Donald Loftis**	
(NAME) **114 37th Avenue North**	(NAME) **114 37th Avenue North**	(MAP) 103-08-0-248.00
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37209**	(PARCEL)
(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, I/we, Open Door Properties LLC, a Tennessee liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto 114 Property, LLC, a Tennessee, limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "H" on the Plan of Plan of Cherokee Park, Second Section of record in Plat Book 547, Page (s) 175 and 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Open Door Properties LLC, a Tennessee limited liability company by Warranty Deed from Beverly Silverman of record in Instrument No. 20170803-0079086 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 405 Wilson Blvd., Nashville, Tennessee 37205

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/our hand(s) this 9th day of March, 2018.

Open Door Properties LLC, a Tennessee limited liability company

By: _____
Samuel J. Averbuch, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel J. Averbuch, Chief Manager, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Open Door Properties LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Samuel J. Averbuch, as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of March, 2018.

_____
Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019