30833-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 94563 DEEDWARR 05/21/2018 09:05:53 AM 2 pgs Fees: $13.00 Taxes: $1,850.00 20180521-0048140	The actual consideration or value, whichever is greater, for this transfer is **$500,000.00** Affiant Subscribed and sworn to before me, this the 18th day of May, 2018. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

JOHN T. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nashville Development Group , LLC a Tennessee limited liability	co. OWNER	**Map 070-08-0 Parcel 015.00**
3603 Meadowbrook Ave.		
Nashville, TN. 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Manson, Trustee of the Brooklyn Heights Land Trust Agreement U/A/D December 22, 2016, amended December 19, 2017

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nashville Development Group, LLC, a Tennessee 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cisner Subdivision, of record in Plat Book 6050, Page 383, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Isaac Cisner and wife, Willa Overton Cisner by Deed dated August 20, 1937 from Henry E. Smith, Executor of the Last Will and Testament of John T. Lindsley, deceased, of record in Book 1038, Page 346, said Register's Office for Davidson County, Tennessee. The said Isaac Cisner having since died on September 14, 1954. The said property was further conveyed to M. Clarice Turner by Quitclaim Deed dated September 20, 1984 from Willa O. Cisner, of record in Book 6386, Page 941, and further being all of the same property conveyed to Marian C. Turner by Quitclaim Deed dated December 23, 1988 from Marian C. Turner, Trustee and Richard Manson, Trustee, of record in Book 7737, Page 787, and further conveyed to Judy Lynn Francis by Quitclaim Deed dated November 11, 2003 from Marian C. Turner NKA Marian C. Herrod, of record in Instrument No. 20031112-0165643, and further conveyed to Judy Lynn (Turner) Francis and Aisha Xiomara Lynne Francis by Quitclaim Deed dated January 28, 2010 from Judy Turner Francis AKA Judy Lynn Francis, of record in Instrument No. 20100128-0007271, said Register's Office for Davidson County, Tennessee. M. Clarice Turner being one and the same person as Marian C. Turner and Marian C. Herrod. The said property was further conveyed to Mark A. Lyons, Jr. as Trustee of Brooklyn Heights Land Trust UAD December 22, 2016 by Quitclaim Deed dated December 23, 2016 from Judy Lynn (Turner) Francis and Aisha Xiomara Lynne Francis, of record in Instrument No. 20170117-0004747, said Register's Office. Mark A. Lyons, Jr. resigned as Trustee and Richard Manson was named as successor Trustee by Amendment to Trust Agreement dated December 19, 2017.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6050, Page 383, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement of record in Book 6327, Page 399, Register's Office for Davidson County, Tennessee. (3) Right of Entry for Temporary Construction Purposes of record in Book 8860, Page 299, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__x__) property, known as **830 West Trinity Lane, Nashville, TN 37207**

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 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 **18th** day of **May, 2018.**

TRUSTEE

Richard Manson, Trustee of the Brooklyn Heights Land Trust Agreement U/A/D December 22, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard Manson, Trustee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **May, 2018.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.