WARRANTY DEED

Bill Garrett Davidson County
Batch# 129205 DEEDWARR
08/15/2018 12:15:03 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20180815-0080824

File No. RW0004376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.17.19

(AFFIX SEAL)

REENA 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
Kristen Aplin	New Owner	082-04-0-418.00
(NAME)	(NAME)	
916 Granada Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(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, **Eight-Nine King Development, LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Aplin, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of James Burn's Subdivision of record in Plat Book 421, Page 40 and in Instrument No. 20150512-043448, 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 a portion of the same property conveyed to Elevate Land Investments, LLC, a Tennessee limited liability company by Warranty deed from D. J. Robertson and wife, and Janice Robertson of record in Instrument No. 20150519-0045969 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 19, 2015.

Being a portion of the same property conveyed to Eight-Nine King Development, LLC, a Tennessee limited liability company by Warranty deed from Elevate Land Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20170511-0046910 Register's Office for Davidson County, Tennessee, dated May 08, 2017 and recorded on May 11, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, 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 916 Granada Ave, Nashville, TN 37206

(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 13th day of August, 2018.

Eight-Nine King Development, LLC

Leslie Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Eight-Nine King Development, LLC, a Tennessee LLC, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Agent.

Witness my hand this 13th day of August, 2018.

Notary Public

My commission expires: 8.17.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

