This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-18-2820

Karen Y Johnson Davidson County
Batch# 145801 DEEDWARR
09/27/2018 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $354.46
20180927-0095793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,800.00

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2018.

Notary Public
My Commission Expires: 5/5/2020

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee Notary Public

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
92 Real Esatate, LLC 1184 Tuscumbia Rd Collierville, TN 38017	NEW OWNER	052-09-0-166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Agora, LLC, now known as Agora Nashville, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **92 Real Esatate, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 75 on the Map of Woodale Grove Annex, as of record in Book 547, Pages 109 and 110, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Included in the above description, but expressly excluded from this conveyance is that land conveyed by Gamer Robinson to Metropolitan Government, as described in Book 4002, Page 774, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Agora, LLC, a Tennessee limited liability company by Warranty Deed from Michael Scott Clark, dated August 26, 2016, recorded in Instrument Number 20160830-0090969, in the Register's Office for Davidson County, Tennessee. Agora LLC, a Tennessee limited liability company failed to renew their Entity name in 2017, and re-registered the company with a name change to Agora Nashville, LLC, a Tennessee limited liability company.

This is ☐ improved or ☒ unimproved property located at: **2688 Miami Avenue, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2018.

GRANTOR:

Agora, LLC, now known as Agora Nashville, LLC, a Tennessee Limited Liability Company

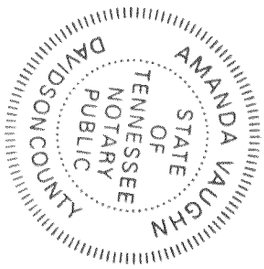
By: Alyse Sands George, Manager
Alyse Sands George, Manager

By: Larry Allen George, Manager
Larry Allen George, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alyse Sands George, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Manager of Agora, LLC, now known as Agora Nashville, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2018.

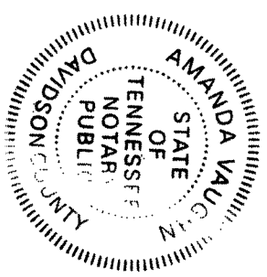


Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Allen George, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Agora, LLC, now known as Agora Nashville, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2018.



Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

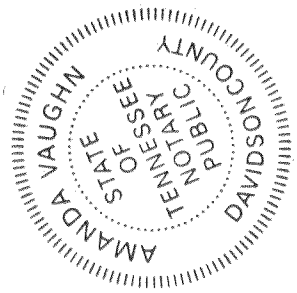
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)