Karen Y Johnson Davidson County
Batch# 147321 DEEDWARR
10/01/2018 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $817.70
20181001-0097086

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-4-20
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180364TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sloan Matthew Allison and Jordan J. Allison, husband and wife	Sloan Matthew Allison and Jordan J. Allison, husband and wife	
(NAME) 1218 Montgomery Avenue	(NAME) 1218 Montgomery Avenue	071-16-0-278.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-One Thousand And No/100 Dollars ($221,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HICKORY CAPITAL NASHVILLE 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SLOAN MATTHEW ALLISON AND JORDAN J. ALLISON, HUSBAND AND WIFE**, 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 Lots Nos. 344 and 345 on the Plan of Oakwood Park of record in Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 344 fronts 30.3 feet on the West side of Montgomery Avenue, formerly, North Ninth Street and extends back between lines and along the South margin of Mile End Avenue 165 feet to an alley in the rear on which it measures 32.1 feet.

Said Lot No. 345 fronts 31 feet on the West side of Montgomery Avenue, formerly North Ninth Street and extends back between parallel lines, 165 feet to an alley.

Less and except part sold in Book 8446, Page 947, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hickory Capital Nashville 1, LLC, a Tennessee limited liability company by Warranty deed from Martha E. Miller and Andre Love and Angela M. Donelson and David R. Love, and Stephanie Adams, and Lisa K. Love, and Darrell Love, and Dewana Michelle Love, Conservator for Gwendolyn Love of record in Instrument No. 201808010075422 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 1, 2018.

Being the same property conveyed to Obie Jennings, Jr. and wife, Dorothy A. Jennings by Installment Deed from Hiram Waller, an unmarried man of record in Book 3589, Page 558, Register's Office for Davidson County, Tennessee, dated January 15, 1965 and recorded on February 11, 1965 and corrected by Deed of Correction recorded on December 29, 1966 of record in Book 4089, Page 721.

unimproved ☐
This is improved ☒ property, known as 1218 Montgomery Avenue, Nashville, TN 37207
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Hickory Capital Nashville 1, LLC, a Tennessee limited liability company this 28 day of September, 2015.

Hickory Capital Nashville 1, LLC, a Tennessee limited liability company

BY: Jonathan A Harris
Jonathan Harris
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt, II, a Notary Public for the said County and State, do hereby certify that Jonathan Harris personally appeared before me this day and acknowledged that (s)he, as member of Hickory Capital Nashville 1, LLC, a Tennessee limited liability company, and that (s)he, as member being authorized to do so, executed the foregoing on behalf of the Limited Liability Corp.

Witness my hand and official seal at Davidson County, Tennessee this 28 day of September, 2015.

Commission Expires: 8.4.2018

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, _____, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

_____
Signature

State of Tennessee

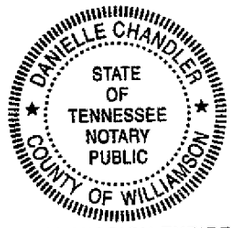
County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vinholt III who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires _____

Notary Seal



MY COMMISSION EXPIRES:
APRIL 10, 2022