Warranty Deed

Karen Y Johnson Davidson County
Batch# 153252 **DEEDWARR**
10/22/2018 03:04:51 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00

20181022-0104664

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2018.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows: Arty, LLC	Send Tax Bills To:	Map/Parcel Numbers:
1014 4th Ave. S.	New Owner	051-10-0H-001.00-CO, 051-10-0H-002.00, 051-10-0-040.00, 051-10-0-041.00, 051-10-0-042.00
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTY, LLC, LLC, A TENNESSEE LIMITED LIABILTY 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:

Parcel 1: (1516 Royal Street 051100H00100CO)
Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1516 Royal Street , a Horizontal Property Regime with Private Elements of record as Instrument No. 20160923-0100748 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 2: (1518 Royal Street 051100H00200CO)
Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1516 Royal Street , a Horizontal Property Regime with Private Elements of record as Instrument No. 20160923-0100748 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 3: (0 Royal Street 05110004000)
Land in Davidson County, Tennessee, being Lot No. 30, E.E. Russell's unrecorded Subdivision of Lots Nos. 14, 15, 16 and 17 of the Herbert Anderson Tract, as of record in Book 421, Page 37, Register's Office for said County and described as follows:

Beginning at a point in the Westerly margin of Royal Street, at the corner of Lots Nos. 29 and 30; thence with the line between said lots, Westerly 175 feet to a corner of Lot No. 29, 30, 41 and 42; thence with the line between Lots Nos. 30 and 41, Northerly 100 feet to the corner of Lots Nos. 31, 40 and 41; thence with the line between Lots Nos. 30 and 31, Easterly 175 feet to a point in the Westerly margin of Royal Street; thence with the margin of the same; Southerly 100 feet to the point of beginning.

Parcel 4: (0 Royal Street 05110004100)
Land in Davidson County being Lot No 29 on the unrecorded map of E.E. Russell Subdivision of certain lots of the Herbert Anderson Tract, as follows:

Said Lot No. 29 fronts 100 feet on the west side of Royal Street and runs back between parallel lines along the north margin of Worth Street, 175 feet to a dead line.

Being the same property conveyed to North by Northeast Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Energi Homes, GP, a Tennessee Limited Liability Company of record in Instrument No. 20160808-0082474 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on August 08, 2016.

Parcel 5: (0 Royal Street 05110004200)
Land in Davidson County, Tennessee, being Lot No. 28 on the unrecorded Map of E. E. Russell's New Subdivision of Lots 14, 15, 16 and 17 of the Herbert Anderson of record in Plat Book 421, Page 37, in the Register's Office for Davidson County, Tennessee.

Lot 28 fronts 100 feet on the Easterly side of Royal Street and runs back between parallel lines with the Northerly margin of Worth Street, 175 feet to a dead line.

Being the same property conveyed to Joe H. Barr, Jr. by Warranty deed from Oakland Commons, a Tennessee partnership composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr. and Boyd H. Parsons of record in Book 7033, page 928, Register's Office for Davidson County, Tennessee, dated November 4, 1986 and recorded on November 6, 1986.

Being the same property conveyed to Dorothy Pierce, Administrator of the Estate of Kimberly S. Green, Deceased by Quitclaim deed from Joe H. Barr, Jr. of record in Instrument No. 20100125-0006193 Register's Office for Davidson County, Tennessee, dated January 6, 2010 and recorded on January 25, 2010.

Being the same property conveyed to Dorothy Pearce, Guardian of Tyrin Green by Quitclaim deed from Dorothy Pearce, Administrator of the Estate of Kimberly S. Green of record in Instrument No. 20100816-0064555 Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 16, 2010.

Being the same property conveyed to Dorothy Pearce as Custodian for Tyrin Xavier-Allen Green, a minor by Quitclaim deed from Dorothy Pierce, Administrator of the Estate of Kimberly S. Green, Deceased of record in Instrument No. 20101103-0088096 Register's Office for Davidson County, Tennessee, dated September 10, 2010 and recorded on November 3, 2010. Order of record at Instrument No. 20161013-0108592

Being the same property conveyed to John Donelson IV, an unmarried man by Warranty deed from Dorothy Pearce, as Custodian for Tyrin Zavier-Allen Green, a minor of record in Instrument No. 20161013-0108593 Register's Office for Davidson County, Tennessee, dated October 12, 2016 and recorded on October 13, 2016.

Being the same property conveyed to North by Northeast Development, LLC, LLC, a Tennessee limited liability company by Warranty deed from John Donelson IV, unmarried of record in Instrument No. 20161108-0118348 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 08, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1516 Royal St., Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*1518 & OTHER PARCELS

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of October, 2018.

North by Northeast Development, LLC

Nathan Weinberg, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of North by Northeast Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of October, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021