# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$1,250,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF November, 2018

Notary Public

MY COMMISSION EXPIRES: 01/03/2022

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 171680 DEEDWARR
12/07/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20181207-0119719

**THIS INSTRUMENT WAS PREPARED BY**
**Logos Realty Closing Services Inc.**
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP - PARCEL NO(S) |
|---|---|---|
| 1400 Arthur, LLC a Delaware Limited Liability Company | 1400 Arthur, LLC a Delaware Limited Liability Company | 08116017500<br>08112037500<br>08116017400<br>08116017300 |
| (Name)<br>P.O. Box 150204 | (Name)<br>P.O. Box 150204 | |
| (ADDRESS)<br>Nashville, TN 37215 | (ADDRESS)<br>Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEWELL CRAWFORD, PERSONAL REPRESENTATIVE OF THE ESTATE OF TEMORE WILLIS, JR.** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1400 ARTHUR, LLC A DELAWARE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Tract I**

**Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of McGavock, Wetmore & Others First Addition to Nashville, called the "Town of McGavock", as of record in Book 21, page 23, Register's Office for said County.**

**Said Lot No. 118 fronts 50 feet on the northeasterly side of Arthur Avenue, formerly Wetore Avenue, and runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to TEMORE WILLIS, by deed from CHARLES B. COLBERT AND DOROTHY L. COLBERT, of record in Book 10907, page 775, dated April 29, 1998, said Register's Office. TEMORE WILLIS died intestate on or about April 15, 2017. Said property has been brought into the probate estate pursuant to the order dated 10/12/2018, of record in Docket No. 17P-732 in the Seventh Circuit Probate Court for Davidson County, Tennessee.**

**Tract II**

**Land in Davidson County, Tennessee, being the most northerly 46 feet of Lot No 117 on the map of the Town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.**

**Beginning in the easterly margin of Arthur Avenue, at a point 4 feet north of the dividing line between Lot No 116 and Not No 117 on said map; thence easterly and parallel with said dividing line, 150 feet to the westerly line of an alley; thence with the same and northerly 46 feet to the northerly line of said Lot No 117; thence with the same and westerly 150 feet to the easterly margin of Arthur Avenue; thence with the same and southerly 46 feet to the place of beginning.**

**Being the same property conveyed to TEMORE WILLIS, UNMARRIED A/K/A TEMORE WILLIS, JR., by deed from LEROY JOHNSON, UNMARRIED, of record in Instrument No. 20020422-0049537 and rerecorded in Instrument No. 20020530-0065398, dated April 10, 2002, said Register's Office. TEMORE WILLIS died intestate on or about April 15, 2017. Said property has been brought into the probate estate pursuant to the order dated 10/12/2018, of record in Docket No. 17P-732 in the Seventh Circuit Probate Court for Davidson County, Tennessee.**

**Tract III**

**Land in Davidson County, Tennessee, being part of Lot Nos. 115 and 116 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor June 27, 1940, as follows:**

**Beginning at the northeast corner of Arthur Ave. and Monroe St. thence with the easterly margin of Arthur Ave. northwardly 100 ft. to the westwardly margin of an alley; thence with said alley, southwardly 41 ft. to the northeast corner of the property conveyed to D.E. Yeager & wife, by deed from Joe Walkup & wife of record in Book 1011, page 401, said Register's Office; thence with said Yeager's northerly line, westwardly 41.7 ft.; thence southwardly and with Yeager's westerly line 124 ft. to a stone pier in the northerly margin of Monroe St.; thence with said street, westwardly 128.6 ft. to the beginning.**

**Being the same property conveyed to HOUSE OF SHEPERDS CHURCH, by deed from Ms. Tee T. Peacock, of record in Book 8553, page 13, dated February 13, 1992, said Register's Office. Being the same property further conveyed to TEMORE WILLIS, by Quitclaim Deed from HOUSE OF SHEPERDS, of record in Book 10979, page 516, dated June 16, 1998, said Register's Office. TEMORE WILLIS died intestate on or about April 15, 2017. Said property has been brought into the probate estate pursuant to the order dated 10/12/2018, of record in Docket No. 17P-732 in the Seventh Circuit Probate Court for Davidson County, Tennessee.**

**Tract IV**

**Land in Davidson County, Tennessee, being Lot No. 133 in the Addition to Nashville, Tennessee, called the Town of MeGavock, a plan of which is of record in Book 21, page 23, Register's Office for said County.**
**Said Lot No. 133 fronts 50 feet on the southwesterly side of Tenth Avenue, North, formerly Polk Street, and extends back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to TEMORE WILLIS, by deed from NICHOLAS HOLT AND WIFE, LUCILLE L. HOLT, of record in Book 10598, page 475, dated September 2, 1997, said Register's Office. TEMORE WILLIS died intestate on or about April 15, 2017. Said property has been brought into the probate estate pursuant to the order dated 10/12/2018, of record in Docket No. 17P-732 in the Seventh Circuit Probate Court for Davidson County, Tennessee.**

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.

Executed by my hand this 30th Day of November 2018.

Jewell Crawford, Personal Representative of the Estate of Temore Willis, Jr.

BY: Jewell Crawford

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Jewell Crawford, Personal Representative of the Estate of Temore Willis, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Personal Representative.

Witness my hand and official seal, this the 30th of November, 2018.

Notary Public

My Commission Expires: 01/03/2022

(SEAL)

**Please return to**
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020