31453-5

Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172526 **DEEDWARR**
12/11/2018 09:33:57 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181211-0120365

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2018.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
East Side Story, LLC	**New Owner(s)**	**094-02-0-063.00**
1031 Balmoral Dr		
Nashville, TN 37220-1426		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Molly Secours, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

East Side Story, LLC, a Tennessee limited liability company

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 Lot No. 123 on the Plan of Electric Car Company's 40-acre tract of land, called the United Electric Railway's Subdivision, of record in Plat Book 161, page 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Molly E. Secours from Donna R. Sigler, unmarried, of record in Instrument No. 20020708-0081802, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 161, Page 8, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable

This is improved property, known as **1713 Eastside Avenue, Nashville, TN 37206**

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 that I am 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 do further covenant and bind myself, my 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/our hand(s) this **10th** day of **December, 2018.**

Molly Secours

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Molly Secours,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **December, 2018.**

Notary Public

My Commission Expires: 11/8/21

