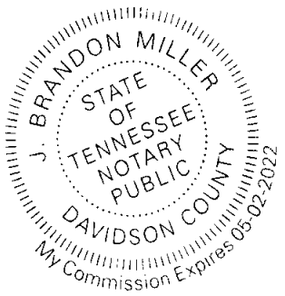
Karen Y Johnson Davidson County
Batch# 175031 DEEDWARR
12/17/2018 03:38:18 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20181217-0122603

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me, this the 14th day of December, 2018. Notary Public My commission expires: 5-2-22

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:	Send Tax Bills To:	Map/Parcel Numbers:
Black Dog Properties, LLC	New Owner	
827 Maxwell Court		105-10-0O-004.00-CO
Nashville, TN 37220		

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, **2003 BEECH AVENUE UNIT 4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACK DOG PROPERTIES, 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:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Beech Avenue Lofts, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160519-0050358 and amended in Instrument No. 20171204-0123407, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Alden Horton, III and Ronald D. Runyeon by Warranty Deed from Barbara Von Haberstroh (who legally changed her name from Barbara E. Deaton in Chancery Docket 86-217-11) of record in Instrument No. 20060605-0065707, Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on June 05, 2006.

Being a portion of the same property conveyed to Horton Runyeon, Inc. by Quitclaim Deed from Alden Horton, III and Ronald D. Runyeon of record in Instrument No. 20070523-0061590, Register's Office for Davidson County, Tennessee, dated May 07, 2007 and recorded on May 23, 2007.

Being a portion of the same property conveyed to Alden Horton, III and Juli Garner Horton as tenants in common with the right of survivorship, with full right and power to sell, transfer, convey and encumber by Quitclaim Deed from Horton Runyeon, Inc. of record in Instrument No. 20120906-0080778, Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 06, 2012.

Being a portion of the same property conveyed to Beech Avenue, LLC, a Tennessee limited liability company by Quitclaim Deed from Alden Horton, III and Juli Garner Horton, as tenants in common with rights of survivorship, of record in Instrument No. 20160223-0016945, Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 23, 2016.

Being the same property conveyed to 2003 Beech Avenue Unit 4, LLC by Warranty deed from Beech Avenue, LLC of record in Instrument No. 20170918-0095085 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on September 18, 2017 and Correction Deed recorded on January 22, 2018 in Instrument No. 20180122-0006590.

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 2009 Beech Avenue, Nashville, TN 37204, 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.

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 14th day of December, 2018.

2003 Beech Avenue Unit 4, LLC, a Tennessee Limited Liability Company

Brian M. Johnston, Sole 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 Brian M. Johnston, 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 Sole Member of 2003 Beech Avenue Unit 4, 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 14th day of December, 2018.

Notary Public

My Commission Expires: 5-2-22

J BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022