Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **South 5th NT, LLC,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James Fineman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

See attached Exhibit "A" for complete legal description.

Being a portion of the same property conveyed to South 5th NT, LLC by Quitclaim Deed from Irwin Fastow, Michael A. Friedland, Scott Friedland and Ellen Rule dated January 22, 2018 of record in Inst. No. 20180312-0023184, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: p/o 812 South 5th Street, Nashville TN, 37213.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of December, 2018.

Karen Y Johnson Davidson County
Batch# 175204 **DEEDWARR**
12/18/2018 11:20:39 AM 3 pgs
Fees: $18.00 Taxes: $185.00

20181218-0122851

South 5th NT, LLC

Michael Friedland, Managing Member

By: Michael Friedland, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Friedland with whom I am personally acquainted and who upon their oath acknowledges himself to be the Managing Member of South 5th NT, LLC, the within named bargainor, and that as such Managing Member being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 13th day of December, 2018.

Notary Public

Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 50,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of December, 2018.

Notary Public

My Commission Expires: 11-3-20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James Fineman	Owner	p/o 093-08-0-006.00
1270 Powell Dr.		
Hendersonville TN 37075		

Surveyor's Description

p/o Property Map 93-08 Parcel 6

812 South 5th Street

Nashville, Tennessee

Being a tract or parcel of land in Nashville, Davidson County, Tennessee, said tract being a portion of the property conveyed to South 5th NT, LLC by deed as evidenced in Instr. #20180312_0023184, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the westerly Right-of-Way line of South 5th Street, said point being located N24deg37min45secW, 50.10 feet from a survey nail located at the northwesterly intersection of South 5th Street and Crutcher Street, and being the easternmost corner of the herein described tract,

Thence, with the northerly line of property conveyed to James Fineman by deed as evidenced in Instr. #20171204_0123382, R.O.D.C., S79deg34min36secW, 91.37 feet to an existing iron pin,

Thence, with the westerly line of the James Fineman property S25deg00min00secE, 50.11 feet to an existing iron pin,

Thence, with a NEW line and severing the aforementioned South 5th NT, LLC property N44deg27min45secW, 25.18 feet to an iron rod (new),

Thence, continuing with a NEW line N10deg38min04secW, 36.08 feet to an iron rod (new),

Thence, continuing with a NEW line N79deg21min56secE, 90.77 feet to an iron rod (new),

Thence, with the westerly Right-of-Way line of South 5th Street S 24deg37min45secE, 9.06 feet to the point of beginning.

Containing 1,024 square feet or 0.0235 acre, more or less.

Prepared by:

Benny M. Cantrell

Tenn RLS 1638

P.O. Box 293192

Nashville, Tn 37229