Box #14
G# 31521-3

SPECIAL WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 188064 **DEEDWARRSP** 01/25/2019 09:30:04 AM 2 pgs Fees: $13.00 Taxes: $832.50 20190125-0007264	The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.** Affiant Subscribed and sworn to before me, this the **23rd** day of **January, 2019.** 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
Jeffry N. Kinman	**"New Owner"**	**091-02-0-620.00**
5707 Ohio Avenue		
Nashville, TN 37209		

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

57th Avenue N, LLC, a Tennessee Limited liability company

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

Jeffry N. Kinman

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:

TRACT I:

LAND located in the First Civil District of Nashville, Davidson County, Tennessee, and described according to a survey by Rocky L. Montoya, Surveyor License No. 697 and dated July 18, 2017 as follows:

BEGINNING at an iron rod (new) in the South margin of Ohio Avenue, the East margin of 60th Avenue North; thence, along the South margin of Ohio Avenue, North 89 degrees 25 minutes 33 seconds East 16.84 feet to an iron rod (new) said point being the Northwest corner of Jeffrey N. Kinman, as of record in Instrument No. 20130806-0082530, Register's Office for Davidson County, Tennessee, the Northeast corner of this lot; thence, leaving the South margin of Ohio Avenue along the common line of this lot and Jeffry N. Kinman, South 00 degrees 24 minutes 52 seconds West 162.01 feet to an iron rod in the North line of Renaissance Stone Cutting, LLC, as of record in Instrument No. 20170519-0050133, said Register's Office, the Southwest corner of Jeffry N. Kinman, the Southeast corner of this lot; thence, with Renaissance Stone Cutting, LLC and the South line of this lot, South 89 degrees 33 seconds 36 minutes West 131.48 feet to an iron rod (old) in the East margin of 60th Avenue North, the Southwest corner of this lot; thence, with the East margin of 60th Avenue North, 35 degrees 25 minutes 06 seconds East 199.82 feet to the POINT OF BEGINNING, containing 12,010 square feet, 0.28 acres more or less.

The foregoing legal description being derived from the Boundary Survey of CSX Property, Plan No. 2 West Nashville, Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, by Rocky Montoya Land Surveying, Rocky L. Montoya, R.L.S. #697, dated July 18, 2017, as Job No. 57th & 60th.

TRACT II:

LAND located in the First Civil District of Nashville, Davidson County, and described according to a survey by Rocky L. Montoya, Surveyor License No. 697 and dated July 18, 2017, as follows:

BEGINNING at an iron rod (new) in the South margin of Ohio Avenue, the East margin of 60th Avenue North; thence, along the East margin of 60th Avenue North South 35 degrees 25 minutes 06 seconds West 144.95 feet to a point; thence, leaving said East margin along the West line of lot 1624 on the plat of The Plan No. 2 of West Nashville, as of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, North 00 degrees 24 minutes 57 seconds East 117.30 feet to a point, said point being the Northwest corner of the original Lot No. 1624; thence, along the north line of Lots 1624, 1622, 1620 and 1618 North 89 degrees 25 minutes 33 seconds East 83.16 feet to the POINT OF BEGINNING containing 4,876 square feet or 0.112 acres more or less. The foregoing legal description being derived from the Boundary Survey of CSX Property, Plan No. 2 West Nashville, Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, by Rocky Montoya Land Surveying, Rocky L. Montoya, R.L.S. #697, dated July 18, 2017, Revised August 26, 2017, Revised September 1, 2017 as Job No. 57th & 60th.

BEING part of the same property conveyed to The Tennessee Property Company by Deed dated March 17, 1906 from C.W. Smith and wife, Sarah A. Smith, of record in Book 334, Page 96, Register's Office for Davidson County, Tennessee, and further conveyed to The Nashville, Chattanooga & St. Louis Railway by Deed dated January 4, 1916 from The Tennessee Property Company, a Tennessee corporation, of record in Book 482, Page 168, said Register's Office, together with part of the property conveyed to Nashville, Chattanooga & St. Louis Railway by Deed dated May 17, 1906 from Realty Savings Bank & Trust Company, of record in Book 340, Page 553, said Register's Office. Title to the Property is vested in CSX Transportation, Inc., a Virginia corporation, as successor in interest to The Nashville, Chattanooga & St. Louis Railway.

BEING all of the same property conveyed to 57th Avenue North, LLC, a Tennessee limited liability company by Quitclaim deed dated November 1, 2017, from CSX Transportation, Inc. a Virginia Corporation, of record in Instrument No. 20171102-0112689, Register's Office for Davidson County, Tennessee.

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

1) All Matters as shown on Plan No. 2 West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee;

2) A street closing and any easement(s) retained in Ordinance No. 54-345, 085-801 and BL2008-261 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee;

3) Matters shown on the Boundary Survey of CSX Property, Plan No. 2 West Nashville, Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, by Rocky Montoya Land Surveying, Rocky L. Montoya, R.L.S. #697, dated July 18, 2017, as Job No. 57th & 60th;

4) Rights-of-Way of 60th Avenue North and Ohio Avenue, together with any alleys which may adjoin;

5) Encroachment, or possible encroachment, of a structure situated on the adjoining lot located to the east of the subject property;

6) Rights of third-party neighboring owner who has fenced the subject property in conjunction with said neighbor's property;

7) All easements, encroachments or restrictions created by, or rights retained in, the deeds in Book 334, Page 96; Book 482, Page 168; and Book 340, Page 553, and in Instrument No. 20171102-0112689 and the Deed dated October 12, 1927 from The Nashville, Chattanooga & St. Louis Railway to J.T. Manufacturing Company, Register's Office for Davidson County;

8) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein, and subsequent years, not yet due and payable.

This is Improved (____) Unimproved (__X__) property, known as **0 Ohio Avenue, Nashville, TN 37209**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this **23rd** day of **January, 2019**.

57th Avenue N, LLC, a Tennessee limited liability company

By: _____
Name: William R. Hostettler
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William R. Hostettler, President** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **57th Avenue N, LLC, a Tennessee Limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **William R. Hostettler** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **23rd** day of **January, 2019.**

_____
Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY