This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 190869 DEEDWARR
02/01/2019 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20190201-0009785

State of Tennessee}
County of _____}

The actual consideration or value, whichever is greater for this transfer is: $ 270,000.00

Affiant Signature

Subscribed and sworn to before me on this the 31st Day of January, 2019

Notary Public

My Commission expires 1/31/2021

NAME AND ADDRESS OF PROPERTY OWNER:
Fatima Regina Nogueira
1835 Enclave Hollow Lane West
Germantown, TN 38139

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 07211032800

WARRANTY DEED

19NT00055

Effective the 31st Day of January, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

8th Pivotal View Properties, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto:

Fatima Regina Nogueira, Unmarried

Land in Davidson County, Tennessee, being Lot No. 15 on the plat of Hal Harding Land, as of record in Book 843, Page 47, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the South side of Lytton Avenue and extends back between lines 170 feet, on the West line and 160 feet on the East line.

Being the same property conveyed to 8th Pivotal View Properties LLC, by Warranty Deed from Music City Holdings, LLC, dated 05/25/2018 and recorded 06/04/2018 as Document No. 20180604-0052855, Register's Office for Davidson County, TN.

Being the same property conveyed to Music City Hodings, LLC, by Warranty Deed from James H. Phillips, Jr. and Juanita Lemetta Porter Jackson, dated 05/25/2018 and recorded 05/31/2018 as Document No. 20180531-0051773, Register's Office for Davidson County, TN.

Being the same property conveyed to James Haskell Phillips, a widower, by Warranty Deed from John J. Nanni and Homer McEwen, dated 09/18/1958 and recorded 09/18/1958 in Book 2805 Page 103, Register's Office for Davidson County, TN. Aff of Heirship recorded as Document No. 20170517-0048791 and Document No. 20170517-0048792.

This is an improved property commonly known as 1512 Litton Ave, Nashville, TN 37216.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 31st Day of January, 2019.

Hope Thomas, a manager of 8th Pivotal View Properties, LLC
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Hope Thomas, a manager of 8th Pivotal View Properties, LLC**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st Day of January, 2019.

Notary Public

My commission expires: 1/31/2021

Peggy Patton, a manager of 8th Pivotal View Properties, LLC
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Peggy Patton, a manager of 8th Pivotal View Properties, LLC**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st Day of January, 2019.

Notary Public

My commission expires: 1/31/2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

