WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF FEBRUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9769

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Avenue 11 Development, LLC	Avenue 11 Development, LLC	092-06-421.00
808 28th Avenue N.	1577 Woodmont Blvd	
Nashville, TN 37208	Nashville TN 37215	

FOR AND 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, WE,

KARDIA ENTERPRISES, LLC*

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

AVENUE 11 DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 808 28th Avenue N., Nashville, TN 37208

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 hand on the 11th day of February, 2019.

Kardia Enterprises, LLC

X BY: _____
Frank Verdun, Sole Member

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, FRANK VERDUN, SOLE MEMBER OF KARDIA ENTERPRISES, LLC, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Glendale (city) Colorado (state), this 6th day of February, 2019.

Notary Public _____

My Commission Expires: 10/17/2020

MARIE-PEARL A FRIMPONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164039574
MY COMMISSION EXPIRES OCTOBER 17, 2020

Karen Johnson Davidson County
Batch# 194795 DEEDWARR
02/13/2019 09:44:41 AM 2 pgs
Fees: $13.00 Taxes: $314.50

20190213-0013469

file # 18-9769

18-9769

EXHIBIT A - LEGAL DESCRIPTION

Being the Southerly 30 feet of the Westerly 88 feet of Lot No. 4 on the plan of Lapsley's Subdivision of part of Lot No. 17 Boyd McNairy Addition as of record in Book 57, Page 3, Register's Office for said County.

Said part of said lot fronts 30 feet on the Easterly side of 28th Avenue North formerly Hadley's Avenue and runs back between parallel lines 88 feet to the Westerly margin of an alley.

Being the same property conveyed by Quitclaim Deed from Denali Properties, LLC, a Tennessee Limited Liability Company to Kardia Enterprises, LLC, a Tennessee limited liability company as recorded on the 6th day of April, 2018 in Instrument No. 20180406-0032360; Quitclaim Deed from Robert L. Scruggs, Trustee, under the 808 28th Avenue Trust dated October 14, 2014 to Denali Properties, LLC, a Tennessee limited liability company as recorded on the 9th day of May, 2016 in Instrument No. 20160509-0045643; Quitclaim Deed from Property Savers, LLC to Robert L. Scruggs, Trustee, Trustee of the 808 28th Avenue Trust as recorded on the 17th day of October, 2014 in Instrument No. 20141017-0095953; Quitclaim Deed from Brian Ellwood, unmarried to Property Savers, LLC, a Tennessee limited liability company as recorded on the 24th day of February, 2014 in Instrument No. 20140224-0015649 and Warranty Deed from Shiva Sharafshahi to Brian Ellwood as recorded on the 9th day of January, 2014 in Instrument No. 20140109-0002310, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAPSLEY'S SUBDIVISION, as recorded in Plat Book 57, Page(s) 3.