Karen Johnson Davidson County
Batch# 200000 DEEDWARR
02/27/2019 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20190227-0017922

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 353713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexandra H. Cummings	New Owner	119 14 0 278.00
(NAME)	(NAME)	
312 Radnor Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dublin Ventures, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandra H. Cummings, a single woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Pleasant View Subdivison of Mrs. McCombs Property of record in Plat Book 421, Page 134, 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 the same property conveyed to D. L. Binkley and wife, Dorothy Ruby Binkley by Installment Deed from F. R. Hester and wife, Mayme Hester dated and recorded June 5, 1953 in Book 1314, Page 170, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Faye A. Coleman by Quitclaim Deed from D. L. Binkley dated September 29, 1993 and recorded September 30, 1993 in Book 9098, Page 655, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Dublin Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from Faye A. Coleman, an unmarried woman dated June 27, 2018 and recorded June 29, 2018 as Instrument No. 20180629-0063410, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1901333SSO

unimproved ☐

This is improved ☒ property, known as 312 Radnor Street, Nashville, TN 37211

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 we do covenant with the 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, 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 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 our hands this 22nd day of February, 2019

Dublin Ventures, LLC, a Tennessee Limited Liability Company

BY: Julie Jenkins

Julie Jenkins
Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Julie Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon her oath acknowledged to be a Member and that such person executed the within instrument for the purposes therein contained by signing on behalf of Dublin Ventures, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal, this the 22nd of February, 2019.

Cheryl M Rodgers

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: GRN-1901333SSO

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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 according to law.

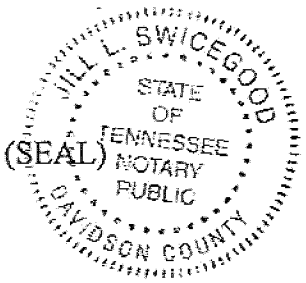
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022