# WARRANTY DEED

Karen Johnson Davidson County
Batch# 200169 DEEDWARR
02/28/2019 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20190228-0018168

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE CARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| M Squared LLC | Same as New Owner | |
| (NAME) 4414 Brush Hill Rd. | (NAME) | 07210021600 |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **Martha C. Nixon, a single woman** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M Squared LLC,*** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*a Tennessee limited liability company

**Land in Nashville, Tennessee, described according to a survey by John J. O'Connor, surveyor, dated February 1, 1980, and described as follows: Beginning at a point in the westerly margin of Northview Drive being Boyd's northeast corner; thence with the westerly margin of Northview Avenue South 8 deg. 19' 40" west 126.59 feet to a point; thence continuing with the westerly margin of Northview Avenue South 45 deg. 27' west 35.31 feet to a point; thence north 81 deg. 59' 40" west 119.07 feet to the easterly right of way of the L & N Railroad; thence with the easterly margin of said railroad north 12 deg. 15' 30" east 152.34 feet to a point; thence south 83 deg. 11' 20" east 129.98 feet to the point of beginning.**

**FOR INFORMATION PURPOSES ONLY: 2300 Northview Avenue, Nashville, TN 37216**

Being the same property conveyed to Martha C. Nixon by virtue of that certain Quit Claim Deeds dated February 29, 2012, and being of record at Instrument No. 20120308-0020267, 20120309-0020562, 20120309-0020564, 20120309-0020567 and 20120309-0020578 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Martha Cartwright Nixon, Nancy V. Baugh, Bessie M. Hanserd, Van Cartwright, Jr., David D. Cartwright, Helen R. Pardue and Willie Ferrell Cooper by virtue of Affidavit of Heirship Deed dated February 29, 2012 at Instrument No. 20120307-0020009 in the said Register's Office.

Being the same property previously conveyed to Joe L. Cartwright and Martha J. Cartwright by virtue of Warranty Deed dated August 28, 1980 at Book 5645, Page 42 in the said Register's Office.

**This conveyance is subject to all easements, restrictive covenants and conditions including those Easements located at Instrument Number 20120228-0017172, Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2300 Northview Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of February, 2019.

Martha C. Nixon

**Martha C. Nixon**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Martha C. Nixon**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

# True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)