Karen Johnson Davidson County
Batch# 201072 DEEDWARR
03/01/2019 01:08:58 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30

20190301-0018844

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.08.2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2019.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jonathan T. Conant and Sarah R. Conant	new owners	**071-03-0-134**
207 Queen Avenue		
Nashville, TN 37207		

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

Queen Bee LLC, a Florida Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan T. Conant and Sarah R. Conant, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the Easterly 80 feet of Lot No. 136 on the Map of J. B. Haynie's Oriental Subdivision, of record in Plat Book 161, Pages 26 and 27, Register's Office for said County.

Said Part of Lot No. 136 fronts 80 feet on the Northerly margin of Queen Street and extends back between parallel lines 140 feet to a 10 foot alley in the rear.
Being the same property conveyed to Larry D. Murphy et ux Teresa A. Murphy by Warranty Deed from William A. Light et ux Ruby Z. Light of record in Book 5456, Page 292, Register's Office for Davidson County, Tennessee, dated June 22, 1979 and recorded on June 27, 1979.

Being the same property conveyed to Music City Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Larry D. Murphy and wife, Teresa A. Murphy of record in Instrument No. 20180126-0008321 Register's Office for Davidson County, Tennessee, dated January 23, 2018 and recorded on January 26, 2018.

Being the same property conveyed to Equitylink Properties, LLC by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20180129-0008828 Register's Office for Davidson County, Tennessee, dated January 23, 2018 and recorded on January 29, 2018.

Being the same property conveyed to Queen Bee, LLC, a Florida Limited Liability Company by Warranty deed from Equitylink Properties, LLC, a Nevada Limited Liability Company of record in Instrument No. 20180718-006999 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on July 18, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Q-VRES-19-207

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 207 Queen Avenue, Nashville, TN 37207.

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 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 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/OUR HANDS EFFECTIVE AS OF 27 day of February, 2019:

Queen Bee LLC, a Florida Limited Liability Company

By: Lynn S Mount
Lynn Mount

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~WILLIAMSON~~ COLLIER)
)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Lynn Mount, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of Queen Bee, LLC a Florida Limited Liability Company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 27 day of February, 2019.

My Commission Expires: **September 25, 2020**

Notary Public

20191052R

RODNEY R. FOSTER
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. GG 7097
MY COMMISSION EXPIRES SEPTEMBER 25, 2020