Karen Johnson Davidson County
Batch# 206577 DEEDWARR
03/15/2019 04:27:33 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20190315-0024103

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO's.:
11th Avenue Partners, LLC 943 Oak Valley Drive Nashville, Tennessee 37220	SAME	08212012600

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **STEPHEN F. MEADE** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **11TH AVENUE PARTNERS, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 15th day of March, 2019.

STEPHEN F. MEADE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, STEPHEN F. MEADE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 14th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 3, 2021

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $318,000.00.

Affiant

Subscribed and sworn before me this 15th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 3, 2021

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Neil S. Brown's Addition to East Nashville, of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 89 fronts 50 feet on the easterly side of North 9th Street and runs back parallel lines 170 feet to an alley.

Being the same property conveyed to Stephen F. Meade, by Warranty Deed of record in Book 8778, Page 477, in the Register's Office of Davidson County, Tennessee. Also being a portion of the property conveyed by Stephen F. Meade to Helen Katherine Creason Meade for the purpose of creating a tenancy by the entireties by deed of record in Instrument No. 20060828-0106324, said Register's Office.

Helen Katherine Creason Meade now deceased with her date of death being April 29, 2010 as verified by Georgia Death Certificate filed May 12, 2010.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2019, a lien not yet due and payable.

2. Rights or claims of parties in possession not shown by the public records.