WARRANTY DEED

Karen Johnson Davidson County
Batch# 228673 DEEDWARR
05/10/2019 01:49:56 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20190510-0044215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
0Bur, LLC	**OWNER**	**081-14-0-080.00**
47 Sarah Drive		
Farmingdale, NY 11735		

FOR AND IN 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,

John Johnson, married

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

0Bur, LLC, a New York limited liability comp

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:

TRACT I: Being a part of Lot No. 18 on the Subdivision of the Georgia Industrial Realty Company's North Nashville Property, which is recorded in Book 421, Page 188, Register's Office for said County.

BEGINNING at a point 350 feet from the Southwest corner of 24th Avenue North and Burch Street, on the southerly margin of Burch Street and extending 50 feet westward along said Burch Street, then back between parallel lines 150 feet.

TRACT II: Being Lot No. 6 according to a street or avenue as contemplated by Albert Burch and others in and through the property he purchased from the Georgia Industrial Realty Company, dated December 31, 1921, the Subdivision of which is of record in Book 421, Page 188, of the Register's Office for Davidson County, said Lot No. 6 is described as follows: Fronting 50 feet on the southerly side of Burch Avenue or Street and funning back between parallel lines 150 feet to a dead line, said Burch Avenue or Street extending from the westerly margin of 24th Avenue North, to the property of the Tennessee Central Railroad property and said Lot No. 6, the property herein described and conveyed, is definitely described as follows;

BEGINNING at a point on the southerly margin of said Burch Avenue or Street 400 feet westerly from the West margin of said 24th Avenue North, thence with said southerly side of Burch Avenue or Street westerly 50 feet to a point; thence southerly and parallel with said 24th Avenue North, 150 feet to a dead line; thence with said dead line East 50 feet to a point; thence northerly and parallel with said 24th Avenue North, 150 feet to the place of beginning.

Being the same property conveyed to John Johnson, by Deed dated December 6, 1988 from Reynold Bubis and Irvin Wolf, of record in Book 7731, Page 637, and corrected in Instrument No. 20000501-0042502, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

Conveyance of the above described is subject to the following: 1) The Plan of record in Book 421, Page 188, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (____) Unimproved (__X__) property, known as **0 Burch Street, Nashville, TN 37208**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-190

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 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/our hand(s) this **7th** day of **May, 2019.**

John Johnson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **John Johnson,** the within named seller, 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 Nashville, Tennessee, this **7th** day of **May, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.