Name and Address of New Owner:
Chris Boles, LLC
9050 Caruthers Parkway Suite 105
Franklin, TN 37067

Send Tax Bills To:
SAME

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 229923 DEEDWARR
05/14/2019 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20190514-0045482

Map & Parcel No: 081-15-0-225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua Ellis, Jim Hyde, and George A. Jennings**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Chris Boles, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to-wit: BEING the Easterly 34.5 feet of the Westerly 63 feet of the Northerly 75 feet of Lot No. 382 on the map of McGavock, Wetmore and Others' 2nd addition to Nashville, called the Town of McGavock as of record in Book 21, page 41, Register's Office for said County.

Beginning at a point in the Southerly margin of Cockrill Street 141.5 Westerly from the West margin of 17th Avenue North running thence with the Southerly margin of Cockrill Street North 52 degrees; East 34.5 feet to a point; thence South 38 degrees East 75 feet to a point in the Northerly margin of an alley, thence with the Northerly margin of said alley South 52 degrees West 34.5 feet to a point, said point being 28.5 feet Easterly from a 16 foot alley, running thence North 38 degrees West 75 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, August 20, 1949.

Being the same property conveyed to Joshua Ellis, Jim Hyde, and George A. Jennings, by warranty deed from Music City Holdings, LLC, dated March 21, 2019 of Instrument # 20190325-0026558, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of public record including the following:

All matters as shown on the plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2019 and subsequent years.

PROPERTY ALSO KNOWN AS; 1707 COCKRILL STREET, NASHVILLE, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of May, 2019.

_____(SEAL)
Joshua Ellis

_____(SEAL)
Jim Hyde

_____(SEAL)
George A. Jennings

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 13th day of May, 2019, before me personally appeared Joshua Ellis, Jim Hyde and George A. Jennings, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
13th day of May, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 5-3-2021
File No. 2019-131

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

