

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May 2019.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 231681 **DEEDWARR**
05/17/2019 03:03:01 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20190517-0046901

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Big Green Tractor 1822, LLC, a Tennessee Limited Liability Company	**NEW OWNER**	**08107054600**
4601 Dakota Avenue		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kenneth McFadden, Jr., unmarried

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

Big Green Tractor 1822, LLC, a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of G.H. Steir's Addition to Nashville, of record in Book 332, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emma Mai Brown Wilson, by Warranty Deed from Pete Knestrick (erroneously referred to Knewtrick in Book 5180, page 272) and wife, Janice H. Knestrick, of record in Book 7622, page 214, Register's Office for Davidson County, Tennessee. Emma Brown Wilson died intestate on 10/23/08 leaving Kenneth McFadden as her sole heir: reference to Affidavit of Heirship, dated November 10, 2011, of record in Instrument No. 20111110-0088010, Register's Office for Davidson County, Tennessee. Kenneth McFadden, conveyed subject property to Kenneth McFadden Jr., by Quitclaim Deed dated December 1, 2011, of record in Instrument No. 20111201-0093763, Register's Office for Davidson County, Tennessee. Kenneth McFadden, Jr. conveyed subject property to Becky McFadden Cameron, by Quitclaim Deed, dated August 12, 2014, of record in Instrument No. 20140818-0074627, Register's Office for Davidson County, Tennessee. Becky McFadden Cameron, married, conveyed subject property to Kenneth McFadden, Jr., unmarried, by Quitclaim Deed, dated November 18, 2015, of record in Instrument No. 20151124-0119356, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 1822 10th Avenue North, Nashville, TN 37208.

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 in 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.

Kenneth McFadden, Jr. Date: 5/14/19

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kenneth McFadden, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY