Karen Johnson Davidson County
Batch# 236545 DEEDWARR
05/30/2019 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20190530-0051166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: Exp. 3-7-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pasifica Investment LLC, a Tennessee limited liability company	New Owner (NAME)	08107020400
1501 Lebanon Pike. (ADDRESS)	(ADDRESS)	08107020200 & 081070203
Nashville TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGARET A. THOMAS , UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pasifica Investment LLC, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT # 1: (1824 DR D B TODD JR BLVD; MAP & PARCEL NO. 08107020200)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF W.M. BUTLER'S SUBDIVISION OF 11 3/4 ACRES OF LAND IN NORTH NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARGARET A. THOMAS FROM JAMES E. HARRIS BY WARRANTY DEED RECORDED ON NOVEMBER 8, 2002, OF RECORD IN INSTRUMENT NO. 20021108-0138331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT # 2: (1912 DR D B TODD JR BLVD; MAP & PARCEL NO. 08107020300)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF W.M. BUTLER'S SUBDIVISION OF 11 3/4 ACRES, OF RECORD IN BOOK 57, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARGARET A. THOMAS FROM BILLY R. DAVIS AND PHILLIP A. DAVIS BY WARRANTY DEED RECORDED ON AUGUST 15, 1989, OF RECORD IN BOOK 7915, PAGE 695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT # 3: (1914 DR D B TODD JR BLVD; MAP & PARCEL NO. 08107020400)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF W.M. BUTLER'S SUBDIVISION OF 11 3/4 ACRES, OF RECORD IN BOOK 57, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARGARET A. THOMAS FROM BILLY R. DAVIS AND PHILLIP A. DAVIS BY WARRANTY DEED RECORDED ON AUGUST 15, 1989, OF RECORD IN BOOK 7915, PAGE 695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO THE 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved

WARRANTY DEED
(Continued)

This is improved ( ) (X) property, known as 1914,1912 and 1824 Dr. D.B. Todd, Jr. Boulevard, Nashville, TN 37208
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 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 29th day of May, 2019.

MARGARET A. THOMAS

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET A. THOMAS, UNMARRIED, the herein bargainor(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 and official seal, this the 29th day of May, 2019.

Notary Public

My Commission Expires: 7/9/

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022