Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1151

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of June, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cliff View Properties LLC 1620 Westgate Circle, Ste 120 Brentwood, TN 37027	Franklin Synergy Bank, ISAOA, ATIMA 722 Columbia Avenue Franklin, TN 37064	092-04-0-233.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Josh Terry, Trustee of The 1111 Jackson St Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cliff View Properties 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. 20 on the Plan of Johnson Bransford's Subdivision of 3 Parts of Lot 158 of Judge John McNairy's Mansion House Tract of record in Book 161, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 35 feet on the South side of Jackson Street and runs back between parallel lines 100 feet to a 10 foot alley in the rear.

Being the same property conveyed to Josh Terry, Trustee of The 1111 Jackson St Trust from Naomi Raybon, living heir to the Estate of Aquilla Bohannon Loyal by Warranty Deed of record in Instrument Number 20190603-0052379, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aquilla G. Bohannon by Warranty Deed from Allean Campbell, Executrix of the Willie Lou Duncan's Will, Sylvia Millsap, Charles Gee, Theodore Gee, and Ollie Mean Lyle of record in Book 4910, Page 845, Register's Office for Davidson County, Tennessee, dated April 5, 1975 and recorded on May 8, 1975. (Value or consideration shown in aforementioned deed $6,000.00.) The said Aquilla G. Loyal has since died testate on October 9, 1988 and had (3) children (natural or adopted) surviving, Naomi Raybon, Alonzo Earnest Bohannon, deceased and Willie Lee Bohannon, deceased. The said Alonzo Earnest Bohannon and Willie Lee Bohannon both were unmarried and never had children.

(Note: Her Last Will and Testament of record in Book 10418, Page 290, in said Register's Office is not of record in the County Probate Office.)

Karen Johnson Davidson County
Batch# 244552 DEEDWARR
06/17/2019 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20190617-0058195

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1111 Jackson Street, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of June, 2019.

The 1111 Jackson St Trust

By: _____
Josh Terry, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 1111 Jackson St Trust the within named bargainor, and that they as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of June 2019.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Seal)

_____
Notary Public

My Commission Expires: 12/15/21

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY