This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-4828

Karen Johnson Davidson County
Batch# 259927 DEEDWARR
07/22/2019 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20190722-0071523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2019

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leslie Boyle, trustee of The Boyle Family Trust dated March 28, 2014 27080 Belfast Lane Hayward, CA 94542	New Owner	052-09-0-167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Agora, LLC, now known as Agora Nashville, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Leslie Boyle, trustee of The Boyle Family Trust u/a/d dated March 28, 2014**, hereinafter called the Grantee, its successors 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. 74, Woodale Grove Annex (erroneously referred to as Woodvale Grove Annex in deed of acquisition), part of the Gothard Land, as shown on plat of record in Plat Book 547, pages 109 & 110, in the Register's Office,Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Included in the above description, but expressly excluded from this conveyance is that land conveyed by John L. Saylors and Virgil R. Hall to Metropolitan Government of Nashville & Davidson COunty, Tennesse, its representatives as described in Book 3986,page 904, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Agora, LLC, a Tennessee limited liability company by Warranty Deed from Michael Scott Clark, dated August 26, 2016, recorded in Instrument Number 20160830-0090969, in the Register's Office for Davidson County, Tennessee. Agora LLC, a Tennessee limited liability company failed to renew their Entity name in 2017, and re-registered the company with a name change to Agora Nashville, LLC, a Tennessee limited liability company.

This is unimproved property located at: 2686 Miami Avenue, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2019.

GRANTOR:

Agora, LLC, now known as Agora Nashville, LLC,
a Tennessee limited liability company

By: Alyse Sands George, Manager
Alyse Sands George, Manager

By: Larry Allen George, Manager
Larry Allen George, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alyse Sands George and Larry Allen George, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Managers of Agora, LLC, now known as Agora Nashville, LLC, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of July, 2019.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES MARCH 8, 2021

C.M. Corriveau
Notary Public
My Commission expires: 3/8/2021

201907220071523

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

