PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
19-1-259

Karen Johnson Davidson County
Batch# 262193 DEEDWARR
07/25/2019 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20190725-0073170

WARRANTY DEED

THIS INDENTURE is made and entered into this 24 day of July, 2019 by and between Kemith V. Nichols, hereinafter referred to as GRANTOR, and 830 Meridian Partners, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 133, on the plan of Dr V.S. Lindsley's Addition to Edgefield, as shown on plat reference of record in Plat Book 57, page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 133 fronts 50 feet on the west side of Meridian Street and runs back between parallel lines 174 1/4 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 132, on the plan of Dr. V.S. Lindsley's Addition to Edgefield, as shown on plat of record in Plat Book 57, page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 132 fronts 50 feet on the westerly side of Meridian Street and runs back between parallel lines 166 feet, more or less, to an alley.

Being the same property conveyed to Kemith V. Nichols, by Warranty Deed from Jeffery L. Wilson, dated August 30, 2011, recorded August 31, 2011, of record in Instrument No. 20110831-0067431, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 830 Meridian Street, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kemith V. Nichols

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Kemith V. Nichols, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 24 day of July, 2019.

Notary Public

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

My Commission Expires: 6/26/2022

Name and Address of Property Owner:
830 Meridian Partners, LLC
830 Meridian St, Nashville, TN 37207

Send Tax Statements to:

830 Meridian Partners, LLC
3201 Trevor St, Ste. 200
Nashville, TN 37209

Map & Parcel: 082 07 0 099.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $620,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of July, 2019.

Notary Public

BRINA MATHIS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 4-21-2020

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC

BRINA MATHIS

WILLIAMSON COUNTY