# Warranty Deed

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| Karen Johnson Davidson County<br>Batch# 285573 DEEDWARR<br>09/16/2019 08:42:20 AM 2 pgs<br>Fees: $13.00 Taxes: $647.50<br>20190916-0093334 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $175,000.00<br>Affiant<br>Subscribed and sworn to before me, this the 11th day of September, 2019.<br>Notary Public<br>My commission expires: 11/17/20 |

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Stivers Street Ventures, LLC<br>c/o Kristopher Esqueda | New Owner | 070050B00100CO &<br>070050B00200CO &<br>07005003700 |
| 2206 21st Avenue South | | |
| Nashville, TN 37212 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **STIVERS ST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STIVERS STREET VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 and 2

Land in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for The Homes at 2407 Stivers Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190524-0049596, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to JMR Investments, LLC, a Tennessee limited liability company by Warranty deed from Stephen F. Meade, surviving tenant by the entireties of Helen Katherine Creason Meade, deceased of record in Instrument No. 20170622-0062875 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 22, 2017.

Tract 3

Land in Davidson County, Tennessee, being a part of Lot No. 10 on the Plan of Alpine Terrace Subdivision, as of record in Book 421, page 131, of the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the easterly margin of Stivers Street 151 feet north of the dividing line between Lots 9 and 10 in the Subdivision; thence with the easterly margin of Stivers Street northwardly 85 feet to a point; thence eastwardly 102 feet to a point in the westerly margin of Goodrich Street, the same being 172 feet from the common corner of Lots 9 and 10 on Goodrich Street, thence southwardly with the westerly margin of Goodrich Street, thence southwardly with the westerly margin of Goodrich Street 63 feet to a point thence, westwardly 99 feet to the point of beginning.

Being the same property conveyed to JMR Investments, LLC, a Tennessee limited liability company by Warranty deed from Talisha Huddleston, a single person of record in Instrument No. 20170213-0014615 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 13, 2017.

Being the same property conveyed to Stivers St Investments LLC by Warranty deed from JMR Investments, LLC of record in Instrument No. 20180723-0071672 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 23, 2018.

Being the same property conveyed to Stivers St Investments LLC by Warranty deed from JMR Investments, LLC of record in Instrument No. 20180723-0071672 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 23, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2407 A, 2407 B, & 2414 Stivers Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of September, 2019.

**Stivers St Investments, LLC, a Tennessee Limited Liability Company**
By: Dashvillle Real Estate Solutions, LLC, a Tennessee Limited Liability Company, Sole Member

By:_____
Name: Norman Lee Bobo
Title: Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Norman Lee Bobo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is an Authorized Signor of Dashville Real Estate Solutions, LLC, a Tennessee Limited Liability Company, which is the Sole Member of Stivers St Investments, LLC, a Tennessee Limited Liability Comany, and further acknowledged that, being authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name of Dashville Real Estate Solutions, LLC, as Sole Member of Stivers St Investments, LLC.

Witness my hand and seal this 11th day of September, 2019.

_____
Notary Public

My Commission Expires: 5/3/21

