Box 14
G32371-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 292889 DEEDWARR
09/30/2019 09:09:50 AM 2 pgs
Fees: $13.00 Taxes: $645.65

20190930-0098944

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$174,500.00.**

Affiant

Subscribed and sworn to before me this 27th day of September, 2019.

Notary Public
My Commission expires: 4/5/21
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DREW T. WOOD COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Vanessa Tseng	"NEW OWNER"	092-04-0-233.00
1111 Jackson Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cliff View Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Vanessa Tseng, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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 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.

Being the same property conveyed to Cliff View Properties, LLC, a Tennessee limited liability company, by deed from Josh Terry, Trustee of The 1111 Jackson St Trust, on June 14, 2019, of record in Instrument Number 20190617-0058195, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 146, Register's Office Davidson County, Tennessee.
- Restrictions as shown of record in Book 9183, Page 120, Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and in Instrument No. 20130903-0092717, Register's Office Davidson County, Tennessee.

This is improved property known as: **1111 Jackson Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 27, 2019.

Cliff View Properties, LLC

By David R. Taylor, member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David R. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Cliff View Properties, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/3/23

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY