Karen Johnson Davidson County
Batch# 293871 DEEDWARR
10/01/2019 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $5,162.22
20191001-0099944

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822460

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,395,194.84.

Brent O. Miller
Affiant

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

Carmen Coats
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James E. Looper and Anastasia B. Looper 2809 27th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 117-03-0-153.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **27th Avenue, LLC, a Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James E. Looper and Anastasia B. Looper, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Subdivision of Lots 12-13-14 and 15 in Plan of Belair of record in Plat Book 547, Page 96, 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 a portion of the same property conveyed to 27th Avenue, LLC, a Tennessee Limited Liability Company by Warranty deed from Vicki A. Warren, a single woman of record in Instrument No. 20170919-0095760 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on September 19, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are

completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 96, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement and all matters of record in Book 4803, Page 459, in the Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement of record in Book 3966, Page 22, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20190516-0046357, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20181213-0121418, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenant of record in Instrument Number 20180817-0081873, in the Register's Office for Davidson County, Tennessee.

Easement for Underground Sanitary Sewers of record in Book 4803, Page 462, in the Register's Office for Davidson County, Tennessee.

Easement for Electric Power Transmission Lines and Underground Sanitary Sewers of record in Book 4803, Page 755, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2809 27th Avenue South Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of September, 2019.

27th Avenue, LLC

BY: Doug Revere, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Doug Revere, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing member (or other officer authorized to execute the instrument) of 27th Avenue, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 27th day of September, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
2022

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022