WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Karen Johnson Davidson County
Batch# 296635 DEEDWARR
10/07/2019 08:21:19 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20191007-0102068

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Josh Newman Ventures LLC	Josh Newman Ventures LLC	**71-12-165**
(NAME)	(NAME)	
136 Lake Park Dr	136 Lake Park Dr	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192724

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Eva N. Demonbreun,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Josh Newman Ventures LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 65, on the Map of Victory Heights Subdivision, which plat is of record in Book 1130, Page 97 (erroneously shown as Page 57, in prior deed), Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot fronts 60 feet on the South side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.

Being the same property conveyed to Edwin T. Demonbreun, Jr. and wife, Eva N. Demonbreun by Quitclaim Deed from Edwin T. Demonbreun, Jr., dated February 13, 2002 and filed of record in Instrument No. 20020228-0025425, Register's Office for Davidson County, Tennessee. The said Edwin T. Demonbreun, Jr. died on or about _____, leaving Eva N. Demonbreun surviving tenant by the entirety and sole owner of said property.

RESTRICTIONS:
This conveyance is made subject to Restrictions appearing of record in Book 1357, Page 677, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 800 Chickasaw Avenue, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd October day of ~~September~~, 2019

Eva N. Demonbreun

Eva N. Demonbreun

STATE OF ~~Tennessee~~)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eva N. Demonbreun, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of September, 2019.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

