Karen Johnson Davidson County
Batch# 302826 DEEDWARR
10/18/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.15
20191018-0107111

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $854,905.78.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

J-NL-19-95-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
95 Glenrose LLC	New Owner	
(NAME)	(NAME)	
95 Glenrose Ave.		**119-02-0-097.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEW LEVEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **95 GLENROSE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly right-of-way line of Glenrose Avenue, width varies, said point being located South 76 deg. 16 min, 38 sec. East, 300.71 feet from the intersection of the southerly right-of-way line of Glenrose Avenue, and the easterly right-of-way line of Foster Avenue, said point also being located at Northing 653,027.05, Easting 1,749,573.75. On the State Plane Coordinate System.

Thence with the southerly right-of-way line of Glenrose Avenue, South 76 deg. 16 min. 38 sec. East, 201.90 feet to a point: Thence leaving the southerly right-of-way fine of Glenrose Avenue, with a line through the property of Woodbine Free Will Baptist Church, Inc., as of record in Deed Book 9142, Page 890, at the Register's Office for Davidson County, Tennessee, South 05 deg. 27 min. 55 sec. West, 130.45 feet to an existing right-of-way monument in the northerly right-of-way line of Interstate 440. Thence with the northerly right-of-way line of interstate 440, North 88 deg. 36 min. 21 sec. West, 150.58 feet to a point; Thence leaving the northerly right-of-way line of Interstate 440, with a line through the property of Woodbine Free Will Baptist Church, Inc., for the following two calls: 1) North 74 deg. 59 min. 54 sec. West, 50.25 feet to a point; 2) North 05 deg. 27 min. 00 sec. East, 161.81 feet to the POINT OF BEGINNING. According to a survey by Cherry Land Surveying, Inc. dated October 8, 2008.

Being the same property conveyed to MTLC Properties, LLC by Warranty deed from Cane Ridge Free Will Baptist Church, f/k/a Woodbine Free Will Baptist Church, Inc. of record in Instrument No. 20120713-0061745 Register's Office for Davidson County, Tennessee, dated July 10, 2012 and recorded on July 13, 2012.

Being the same property conveyed to New Level, LLC, a Tennessee limited liability company by Warranty deed from MTLC Properties, LLC a Tennessee limited liability company of record in Instrument No. 20170706-0068001 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 6, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This property is known as: 95 Glenrose Ave., Nashville, Tennessee 37210.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 15th DAY OF OCTOBER, 2019.

New Level, LLC

BY: _____
Michael S. Matthews
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL S. MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of NEW LEVEL, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY