RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912549

WARRANTY DEED

Karen Johnson Davidson County
Batch# 306119 DEEDWARR
10/25/2019 09:51:18 AM 2 pgs
Fees: $13.00 Taxes: $1,616.90
20191025-0109570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Allender 3216 Meade Ave Nashville, TN 37211	Same address as new owner	133-01-0-144.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Seven Thousand and 00/100 Dollars ($437,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MILLIONAIRES INSTITUTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JORDAN ALLENDER**, unmarried man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Map of WM Coleman's Subdivision of 7.08 acres off the west part of the Radnor College Plan of record in Plat Book 547, page 181, 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 Millionaires Institution, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Emmy Hendrick, Trustee of The 3216 Meade Ave Trust, dated 1/14/2019, recorded 1/23/2019, of record in Instrument No. 20190123-0006656, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Emmy Hendrick, Trustee of The 3216 Meade Ave Trust by Warranty Deed from James R. Lewis, a widow, dated 1/14/2019, recorded 1/23/2019, of record in Instrument No. 20190123-0006655, said Register's Office.

And being the same property previously conveyed to James R. Lewis and wife, Jeanie C. Lewis by Warranty Deed from Ronald M. Green and wife, Charlotte F. Green, dated 1/5/1970, recorded 1/8/1970, of record in Book 4390, page 577, said Register's Office.

The said Jeanie C. Lewis having since died on November 19, 2018, thereby vesting title in James R. Lewis, as surviving tenant by the entirety.

The address of the herein described property is believed to be 3216 Meade Ave, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of October, 2019.

MILLIONAIRES INSTITUTION, LLC

BY: PETER ZAREE, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Peter Zaree, with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a Member of Millionaires Institution, a Tennessee Limited Liability Company, the within named bargainor and that as such Member, he executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as Member.

WITNESS my hand and seal, this the 17th day of October, 2019.

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD EXP. 4-13-2022

Notary Public

Printed Notary Name

My commission expires: 4-13-2022

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD EXP. 4-13-2022