Karen Johnson Davidson County
Batch# 306833 DEEDWARR
10/28/2019 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $4,144.00
20191028-0110250

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of October, 2019.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2019-931-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Southgate Commons, L.L.C., a Tennessee limited liability company 407 Humphreys Street, Apt.1 Nashville, TN 37203	NEW OWNER	Map/Parcel 105 11 0 014.00 and 105 11 0 013.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Cumberland Holdings Company, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Southgate Commons, L.L.C., a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Property 1:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 13 on the Plan of John P. Williams Addition, of record in Book 161, page 70, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Southgate Avenue and runs back between parallel lines 303 feet to an alley.

Being the same property conveyed to The Cumberland Holdings Company, LLC, a Tennessee limited liability company by Warranty Deed from Clay Kelton, married, dated August 24, 2016, of record in Instrument No. 20160831-0091287, Register's Office for Davidson County, Tennessee.

and

Property 2:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 13 on the Plan of John P. Williams Addition of record in Book 161, page 70, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Southgate Avenue as now located, 300 feet East of the East margin of Martin Street, as now located, being the Southwest corner of this lot, thence Northerly parallel to the Easterly

margin of Martin Street 303 feet to the Southerly margin of a 15 foot alley; being 300 feet East of the Easterly margin of Martin Street; thence with said alley, Easterly 50 feet, thence Southerly 303 feet to the Northerly margin of Southgate Avenue; thence with the margin of same, Westerly 50 feet to the point of beginning.

Being the same property conveyed to The Cumberland Holdings Company, LLC by Warranty Deed from Lanecia Anee Rouse, married, dated January 15, 2016, of record in Instrument No. 20160119-0004954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for 2019 have been prorated between the parties as of the date of closing and paid. Map/Parcels 105 11 0 014.00 and 105 11 0 013.00.

2. All matters appearing on the Plan of John P., Williams Addition of record in Book 161, page 70, Register's Office for Davidson County, Tennessee. (Property 1 and 2)

3. All matters appearing on the survey for Cumberland Holdings Company, LLC Property & Donnell W. Howse Property by James G. Terry dated March 6, 2018. (Property 1 and 2)

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180808-0078102, Register's Office for Davidson County, Tennessee. (Property 1 and 2)

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20180822-0083395, Register's Office for Davidson County, Tennessee. (Property 1)

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20180822-0083391 and 20180822-0083393, Register's Office for Davidson County, Tennessee. (Property 2)

This is unimproved property known as 534 Southgate Avenue, Nashville, TN 37203 and 536 Southgate Avenue, Nashville, TN 37203 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 25th day of October, 2019:

The Cumberland Holdings Company, LLC, a Tennessee limited liability company

By: _____
Bryan Krabousanos, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bryan Krabousanos, 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 Sole Member (or other officer authorized to execute the instrument) of The Cumberland Holdings Company, LLC, the within named bargainor, a limited liability company, and that such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member.

Witness my hand, at office, this 25th day of October, 2019.

_____
Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN