Karen Johnson Davidson County
Batch# 313386 DEEDWARR
11/08/2019 09:45:53 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20191108-0115601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$350,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of November, 2019

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nathan Golden	Victorian Finance	71-15-0
1312 Meridian Street	2570 Boyce Plaza Rd.	120.00
Nashville, TN 37207	Pittsburg, PA 15241	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marshall Renovation Services, LLC, and The Hoover Group, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nathan G. Golden, unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following described property located in the City of Nashville, in the Twelfth (12th) Civil District of Davidson County, Tennessee, to-wit:

Beginning at the southwest corner of Eastmoreland Street, (as shown on the Map Eastmoreland Place, of record in Book 161, page 170, in the Register's Office for Davidson County, Tennessee) and Meridian Street; thence southerly with the westerly margin of Meridian Street 50 feet; thence at right angles westerly and parallel with the southerly margin of Eastmoreland Street 140 feet; thence at right angles northerly and parallel with the westerly margin of Meridian Street 50 feet to Eastmoreland Street; and thence easterly with the southerly margin of Eastmoreland Street 140 feet to the beginning.

Being the same property conveyed to Marshall Rentals, LLC, from Ronald W. Osborne and wife, Tonie L. Osborne, by deed on August 20, 2013, of record in Instrument Number 20130821-0088193, Register's Office for Davidson County, Tennessee. And further conveyed to Marshall Renovation Services, LLC and The Hoover Group, Inc. by Quitclaim Deed from Marshall Rentals, LLC of record in Instrument Number 20160120-0005827, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 170, Register's Office County, Tennessee.

This is improved property known as: **1312 Meridian Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 4, 2019.

Marshall Renovation Services, LLC

By Kyne Marshall, Managing Member

The Hoover Group, Inc.

By Michael Hoover, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kyne Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Marshall Renovation Services, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/3/23

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of November, 2019, before me, appeared Michael Hoover, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of The Hoover Group, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Michael Hoover acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/3/23

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY