Karen Johnson Davidson County
Batch# 313821 DEEDWARR
11/08/2019 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191108-0115844

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of November, 2019

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

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:
Leanne Kreps	New Owner	082-03-0-476.00
901 Lischey Avenue		
Nashville, TN 37207		

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, **Goatdog Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Leanne Kreps**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 and 2 on the plan of Wills, Sharpe and Crutcher's Addition to Northeast Nashville, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the easterly margin of North Fourth Street at the Northwest corner of Lot Number 2; thence with the North line of said Lot, South 83 degrees 00 minutes East, 172.75 feet to a point in the Westerly margin of an 18 foot alley (Alley Number 301); thence with said margin of said alley, South 8 degrees 06 minutes West 78.38 feet, passing the Southeast corner of Lot Number 2 at 50 feet to a point in the Northeasterly margin of Cleveland Street, as relocated; thence with said margin of said street, Northwestwardly 139.21 feet to a point at the beginning of a curve to the right , having a radius of 25.0 feet; thence around said curve, Northwestwardly 33.41 feet to a point in the Easterly margin of North Fourth Street; thence with said margin of said street, Northwardly 8.57 feet to a point of beginning.

Being the same property conveyed to Goatdog Properties, Inc. by deed from S&S Property Investments on April 15, 2013, of record in Instrument Number 20130417-0038364, Register's Office for Davidson County, Tennessee. And further conveyed to Goatdog Properties, LLC, by deed from Goatdog Properties, Inc. of record in Instrument Number 20181012-0101423, 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 57, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **901 Lischey Avenue, 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 7, 2019.

Goatdog Properties, LLC

By Mike Wayne Ray, Owner

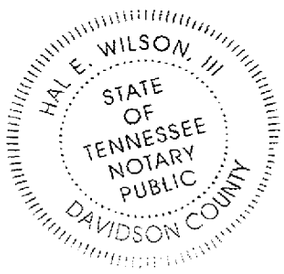
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mike Wayne Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be owner of Goatdog Properties, 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 owner.

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

NOTARY PUBLIC My Commission Expires: 7/3/23



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY