WARRANTY DEED

Karen Johnson Davidson County
Batch# 316951 DEEDWARR
11/18/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20191118-0118663

File No. TS0005738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West Iris Realty, LLC	New Owner	
(NAME)	(NAME)	07114029600 &
1420 Willowbrooke Circle		
(ADDRESS)	(ADDRESS)	07114029700
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Property Management Resources Nashville, LLC,*** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **West Iris Realty, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* a Tennessee limited liability company

Part of Lot 13 Lucile Street (M/P 07114029600):

Being the front Northerly 100 feet of Lot 13 of Block E, East View Subdivision, a plan of which is of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said part of Lot 13 fronts 50 feet more or less on the Southerly side of Lucille Street, and runs back between parallel lines, 100 feet more or less to a dead line.

Being the same property conveyed to Douglas Dickerson Design and Development, LLC, a Tennessee Limited Liability Company, by Quit Claim from Matthew Strader, of record in Instrument No. 20160427-0041207, in the Register's Office of Davidson County, Tennessee, dated April 27, 2016 and recorded on April 27, 2016.

Being the same property conveyed to Property Management Resources Nashville, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Douglas Dickerson Design and Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190522-0048467, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019 and recorded on May 22, 2019.

Lot 14 Lucile Street (M/P 07114029700):

Being Lot 14 of Block E, East View Subdivision, a plan of which is of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said part of Lot 14 fronts 50 feet more or less on the South side of Lucille Street, and runs back between parallel lines, 200 feet to a dead line in the rear.

Being the same property conveyed to Douglas Dickerson Design and Development, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Matthew Strader, of record in Instrument No. 20160427-0041209, in the Register's Office of Davidson County, Tennessee, dated April 27, 2016 and recorded on April 27, 2016.

Being the same property conveyed to Property Management Resources Nashville, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Douglas Dickerson Design and Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190522-0048476, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019 and recorded on May 22, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as Pt Lot 13 Lucile Street, Lot 14 Lucile Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of November, 2019.

Property Management Resources Nashville, LLC

By: Matthew Strader, member

By: Ross D. Stone, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Matthew Strader and Ross D. Stone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be members of Property Management Resources Nashville, LLC, a Tennessee limited liability company, the within named bargainor, and that they as such members, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as member.

Witness my hand this 15th day of November, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020