WARRANTY DEED

Karen Johnson Davidson County
Batch# 319990 DEEDWARR
11/26/2019 08:50:08 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20191126-0121968

O-CR-19-0

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haynie Partners, LLC	New Owner	060-14-0-003.00 060-13-0-017.00 060-13-0-018.00
(NAME)	(NAME)	060-13-0-019.00 060-13-0-020.00 060-13-0-021.00
600 12th Avenue S., Apt 513		
(ADDRESS)	(ADDRESS)	060-13-0-023.00 060-13-0-025.00
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL KING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAYNIE PARTNERS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: Being Lot 16, 17, and 21, on the Map of J. B. Haynie's Dudley Bell Plan as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee. (Parcels 3.00 and 25.00).

Tract II:
Being Lot No. 11 and the easterly part of Lot No. 10, on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee. Said Lot 11 and part of said lot 10, adjoin and front together 61.2 feet on the northerly side of Haynie Avenue and run back between lines 150 ft. to an alley in the rear which measures 85.8 ft. (Parcel 17.00)

Tract III:
Being the westerly 38.8 ft. of Lot 14 and all of Lots 12 and 13, on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee. Said Lots and part of Lot adjoint and front together 138.8 ft. on the northerly margin of Haynie Avenue and runs back between parallel lines 150 ft. to an alley. The easterly line of said lots begins at a point on the southerly margin of Haynie Avenue, 11.2 ft. westerly from the common corner of Lots 14, and 15, and the westerly line of said property is the dividing line between 11 and 12. (Parcel 18.00, 19.00 and 20.00).

Tract IV: (Map/Parcel 060-13-0-021.00)
Being three (3) separate parts of Lots Nos. 14 and 15 as shown on J. B. Haynie's Dudley Bell Plan as of record in Book 57, Page 167, Register's Office for Davidson County, Tennessee, at Nashville, and described as follows:

1st Part of Lot No. 15 - Being a triangular part of the Westerly part of Lot No. 15, said part of said lot fronts 38.8 feet on the Northerly margin of Haynie Avenue and extends back on the Easterly line 150 feet, more or less, to the Southerly margin of an alley to a point (said point being the common corner of Lots No. 14 and 15) and extends back on the Westerly line with the lot line between lots No. 14 and 15, 150 feet to the Southerly margin of an alley to a point.

2nd Part of Lot No. 14 - Being the Easterly part of Lot No. 14 as shown on Haynie's Dudley Bell Plan of record in Book 57, Page 167, Register's Office for Davidson County, Tennessee, at Nashville. Said Easterly part of Lot No. 14 fronts 11.2 feet on the Northerly margin of Haynie Avenue and extends back on the Easterly line (with the line between Lots 14 and 15) 150 feet to a point in the Southerly margin of an alley, and extends back on the Westerly line and at right angles to the Northerly margin of Haynie Avenue, 150 feet, more or less, to the Southerly margin of an alley.

3rd Part of Lot No. 14 - Being a triangular part of the Westerly part of Lot No. 14 as shown on Haynie's Dudley Bell Plan of record in Book 57, Page 167, Register's Office for Davidson County, Tennessee, at Nashville. Said triangular part of Lot No. 14 begins at an iron pin in the Northerly margin of Haynie Avenue (said iron pin being located 11.2 feet Westerly from the common corners of Lots No. 14 and 15) and

extending back on the Easterly line (and at right angles to the Northerly margin of Haynie Avenue) 150 feet, more or less, to the Southerly margin of an alley, and the Westerly line extending back 150 feet, more or less, to a point in the Southerly margin of an alley (said point being the common corners of Lots No. 13 and 14) and measuring 14.2 feet on said alley.

Said parts of said Lots No. 14 and 15 adjoin and front together 50 feet on the Northerly margin of Haynie Avenue and extends back between parallel lines 150 feet, more or less, to the Southerly margin of an alley on which they measure 50 feet.

Tract V:
Being the easterly part of Lot 15, as shown on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee. Said part of said lot fronts 11.2 feet on the northerly margin of Haynie Avenue and extends back on the easterly line with the line between Lots 15 and 16, 150 feet to a point in the southerly margin of an alley, said point being the common corners of Lots 15 and 16, and extends back on the westerly line 150 feet more or less to a point in the southerly margin of an alley (said point being the common corner of Lots 14 and 15) and measuring 50 feet on said alley. (Parcel 23.00)

Map/Parcel 060-13-021.00:
Being the same property conveyed to Margaret Cunningham and Andrew B. Peek, as tenants in common, with survivorship obtaining by Quitclaim deed from Elizabeth Ann Peek of record in Book 5754, page 11, Register's Office for Davidson County, Tennessee, dated May 28, 1981 and recorded on June 08, 1981. (Value or consideration shown in aforementioned deed $0.00.) The said Andrew B. Peek having since died on September 3, 1988. The said Margaret Cunningham having since died leaving a Last Will & Testament, Docket No. 00P-609, filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and of record in Instrument No. 20161104-0117070, Register's Office for Davidson County, Tennessee. Being also known as 0 Haynie Avenue Nashville, Tennessee.

Parcels (3.00, 17.00, 18.00, 19.00, 20.00, 23.00, and 25.00)
Being a portion of the same property conveyed to Michael King by Warranty deed from Dillard Investments, L.P., a Tennessee limited partnership of record in Instrument No. 20160829-0090297 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 29, 2016. (Value or consideration as shown in aforementioned deed $566,993.90.)

Being also known as 0 Haynie Avenue Nashville, TN 37207.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.
- Easement for sewer/storm drainage in Book 8059, Page 384, and Book 8059, page 390, Register's Office of Davidson County, Tennessee. (Lot 21).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Haynie Avenue, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18 DAY OF NOVEMBER, 2019.

Michael King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212