WARRANTY DEED

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

File No. TE0006112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

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
Gilbert Mana and Andrea Mana	Gilbert & Andrea Mana	
(NAME)	(NAME)	
1907 Dr DB Todd Boulevard	7112 N. Lake Dr.	081-07-0-163.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Brentwood, TN 37027	
(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, **Tennessee Regional Holding LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gilbert Mana and Andrea Mana, husband and wife,** 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:

Land in Davidson County, Tennessee, being the rear of Southerly portion of Lot No. 65 on the Plan of George Shield's Second Addition to North Nashville of record in Plat Book 57, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southeast corner of said Lot No. 65, and running thence Westerly along the Northerly margin of an alley in the rear of said Lot No. 65, 99.9 feet to the East line of Lot No. 64 in said plan, thence Northerly, along the said East line of Lot No. 64, 32 feet, more or less, to a point, and thence Easterly and parallel with and 32 feet from said Northerly margin of said alley, 99.9 feet more or less, to a point in the Westerly margin of Salem Street, now 18th Avenue North, to the point of beginning.

Being the same property conveyed to Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Wade Barnes, married of record in Instrument No. 20120627-0056513 Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on June 27, 2012.

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 1907 Dr DB Todd Boulevard, Nashville, TN 37208

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

Karen Johnson Davidson County
Batch# 320048 DEEDWARR
11/26/2019 09:34:11 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20191126-0122062

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 22nd day of November, 2019.

Tennessee Regional Holding LLC

By: Wade Barnes, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Wade Barnes, 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 Tennessee Regional Holding LLC, a Tennessee LLC, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Managing Member.

Witness my hand this 22nd day of November, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23