WARRANTY DEED

19-CD-504

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 322431 **DEEDWARR**
12/02/2019 09:21:28 AM 3 pgs
Fees: $18.00 Taxes: $2,051.65

20191202-0123246

LESLIE M. COLLUM TENNESSEE NOTARY PUBLIC My Comm Exp. March 08, 2022 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,500.00.

Gail Doman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of November, 2019.

Leslie M. Collum
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LESLIE M. COLLUM TENNESSEE NOTARY PUBLIC My Comm Exp. March 08, 2022 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr, Ste 400, Franklin, TN 37067

File No.: 19-CD-504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott Simms	Scott Simms	091 070 494.00
(NAME) 4803 C Michigan Avenue	(NAME) 4803 C Michigan Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 372096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty-Four Thousand Five Hundred And No/100 Dollars ($554,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 114 PROPERTY, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT SIMMS, an unmarried man AND SANDRA SIMMS, a married woman, HEREINAFTER CALLED THE GRANTEES, 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 Lot 710, Block 107, as shown on the map entitled Plan No. 1 West Nashville, of record in Plat Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, and further described from a survey by HFR Design dated 8-23-2018, R.L.S. #1906;

Bounded on the North by Michigan Avenue, on the East by 114 Property, LLC, in Instrument No. 20180830-0085999, on the South by Alley number 1205, and in the West by William Oliver Floyd and Heather Burchfield Floyd Instrument No. 20151109-0113853;

Commencing from the Southwest margin of Michigan Avenue and 48th Avenue North, South 88 degrees 01' 09" West 110 feet more or less to the point of beginning;

Thence, leaving the margin of Michigan Avenue with 114 Property, LLC, South 2 degrees 06' 55" East 150.00 feet to an iron pin in the margin of Alley number 1205 having a right of way width of 25 feet, thence with margin of said Alley South 88 degrees 01' 09" West 25.00 feet to an iron pin at the common corner of Lots 710 and 712;

Thence, with Floyd, North 2 degrees 06' 55" West 150.00 feet to an iron pin in the margin of Michigan Avenue; Thence, with the margin of Michigan Avenue North 88 degrees 01' 09" East 25.00 feet to the point of beginning, containing 3,750 square feet for 0.086 acres more or less.

Being the same property conveyed to 114 Property, LLC, by Quitclaim Deed, from 114 Property, LLC, dated May 20, 2019, recorded May 21, 2019, of record in Instrument No. 20190521-0047749, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to 114 Property, LLC, by Warranty Deed, from Clayton Campbell and Sarah Lane, husband and wife, dated August 29, 2018, recorded August 30, 2018, of record in Instrument No. 20180830-0085999, Register's Office for Davidson County, Tennessee.

Further previously being part of the same property conveyed to Clayton Campbell and Sarah Lane, husband and wife, by Warranty Deed, from Curtis M. Groves, married, dated March 12, 2010, recorded March 15, 2010, of record in Instrument No. 20100315-0019399, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4803 C Michigan Avenue, Nashville, TN 37209

(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 27th day of November, 2019.

114 Property, LLC

BY: _____

Donald Loftis, Manager

LLC
STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, Susan Harville a Notary Public of said State and County aforesaid, personally appeared Donald Loftis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of 114 Property, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand, at office, this 27 day of November 2019

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON