THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224011** Karen Johnson Davidson County Batch# 335993 **DEEDWARR** 12/30/2019 09:35:26 AM 2 pgs Fees: $13.00 Taxes: $703.00 20191230-0134311	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 23rd day of December, 2019. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Harris Properties, LLC 1903 11th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-07-0-438.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **4705 Alabama Avenue Partnership, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harris Properties, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Williams & Valentino's Subdivision of Lot Nos. 3 and 4 on the rear estate of Judge Thos. Woodard, deceased, of record in Plat Book 33, Page 2, of the Chancery Court at Nashville, Tennessee.

Said Lot No.38 fronting 50 feet on the west side of Woodard Avenue, now 11th Avenue North at a point on said Avenue 80 feet north of its intersection with an unnamed street, running west 150 feet to a six and a half foot alley; thence northwardly with the eastern line of said alley 50 feet; thence eastwardly 150 feet to Woodard Avenue; thence southwardly 50 feet With the western margin of Woodard Avenue to the beginning.

Being the same property conveyed to 4705 ALABAMA AVENUE PARTNERSHIP by Successor Trustee's Deed from Erika R. Barnes, Successor Trustee, of record in Instrument No. 20190924-0097106, dated September 23, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 081-07-0-438.00.

Matters shown on the Plan of record in Book 33, page 2, of Chancery Court, Nashville, Tennessee

This is improved property located at 1903 11th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2019.

4705 Alabama Avenue Partnership

By: James Robert Edwards, Jr., Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared James Robert Edwards, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of 4705 Alabama Avenue Partnership, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 23rd day of December, 2019.

Notary Public

My Commission Expires: _____

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021 SHIRA KINGREY STATE OF