19-CD-766

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 341374 DEEDWARR
01/10/2020 09:16:43 AM 2 pgs
Fees: $13.00 Taxes: $4,573.20

20200110-0003535

LEIGH A. TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,236,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires ~~October 21, 2020~~
(AFFIX SEAL)

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

File No.: 19-CD-766

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Simon J. Noonan and Catherine B. Lidy,	Simon J. Noonan and Catherine B. Lidy,	103 08 0 248.00
(NAME) 405 N Wilson Blvd	(NAME) 405 N Wilson Blvd	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thirty-Six Thousand And No/100 Dollars ($1,236,000.00), 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, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SIMON J. NOONAN AND CATHERINE B. LIDY, HUSBAND AND WIFE, 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 No. 4 of Block "H" on the Plan of Cherokee Park, Second Section of record in Plat Book 547, page(s) 175 and 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 114 Property, LLC, a Tennessee limited liability company, by Warranty Deed, from Open Door Properties, LLC, a Tennessee limited liability company for a consideration value of $440,000.00, dated March 9, 2018, recorded March 12, 2018, of record in Instrument No. 20180312-0023139, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Open Door Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Beverly Silverman, dated August 2, 2017, recorded August 3, 2017, of record in Instrument No. 20170803-0079086, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 405 N Wilson Blvd, Nashville, TN 37205
(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 8 day of January, 2020.

114 Property, LLC

BY: _____
Donald Loftis, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A. Turner, 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 and official seal at Franklin, Tennessee this 8 day of January, 2020.

Commission Expires: ~~My Commission Expires~~
October 21, 2020

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY