FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson
Karen Johnson Davidson County Batch# 356192 DEEDWARR 02/10/2020 03:54:22 PM 2 pgs Fees: $13.00 Taxes: $1,554.00 20200210-0015254	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **420,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **02/07/2020** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2625

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee G. Pfund	New Owner	**082-04-0-140.00**
(NAME) **1002 North 7th Street**	(NAME)	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Biddle Enterprise Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee G. Pfund, a single man** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 156 on the Plan of Sharpe and Crutcher's Addition to East Nashville, of record in Book 57, Page 82, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 50 feet on the Westerly side of North 7th Street and runs back between parallel lines 165 feet to an alley.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-1165-20-1102

Being the same property conveyed to Biddle Enterprise Inc., a Tennessee Corporation by Deed dated April 26, 2019 from Music City Holdings, LLC, a Texas Limited Liability Company, recorded May 6, 2019, in Instrument Number 20190506-0042034, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1002 North 7th Street, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **February, 2020.**

Biddle Enterprise Inc., a Tennessee Corporation

Clinton T. Biddle President
Clinton T. Biddle, President

Marisa C. Biddle Vice President
Marisa C. Biddle, Vice President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Clinton T. Biddle and Marisa C. Biddle, whom I am personally acquainted and who upon their oath acknowledged themselves to be the President and Vice President and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Biddle Enterprise Inc.

WITNESS my hand and official seal this 7 day of FEBRUARY, 2020.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2/22/22