This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Reid Cifrino
811 Oneida Avenue
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 368227 **DEEDWARR**
03/05/2020 03:34:38 PM 2 pgs
Fees: $13.00 Taxes: $1,461.13
20200305-0025152

SEND TAX BILL TO:
new owner

MAP/PARCEL 071-12-0-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Forward Motion Properties, LLC a Tennessee limited liability company, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Reid Cifrino, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Victory Heights, Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 60 feet on the North side of Oneida Ave, and runs back 170.3 feet on the West lien, 169.6 feet on the East line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Forward Motion Properties, LLC a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company, its successors and/or assigns of record in Instrument No. 20190321-0025716 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 21, 2019.

This is improved property known as: **811 Oneida Avenue, Nashville, Tennessee 37207**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of February, 2020.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-RRE20-81

WITNESS MY HAND on this the 28th day of February, 2020

Forward Motion Properties, LLC

By: Courtney A. McCoy, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Courtney A. McCoy with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Managing Member of Forward Motion Properties, LLC, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office of Legends Title Services on this the 28th day of February, 2020

Notary Public
Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $394,900.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200138