WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 09/22/2024

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

File No.: ALW-20-1006-SALE

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CENTRAL COAST PROPERTIES, LLC	LIBERTY STATE BANK	072-02-0-048.00
(NAME)	(NAME)	
837 RUSSLEO DRIVE	214 N. CUMBERLAND STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	LEBANON, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 370270 DEEDWARR
03/10/2020 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20200310-0026787

For and in 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, I/WE, **RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 17 of Block "A" on the Map of Richardson's Subdivision, a part of Lot No. 3 of the Martin Land, not of record, described according to a survey made by Ewell Anderson, Surveyor, May, 1945, as follows:

Beginning on the southerly margin of Richardson Avenue at the corner of Lot Nos. 17 & 18, said point being 128 feet 11 inches east of the easterly margin of the right-of-way of the L&N Railroad; thence with the line between said two lots, southerly 165 feet; thence easterly 60 feet 3 inches to the corner of Lot Nos. 16 & 17; thence with the line between said two lots, northerly 165 feet to the southerly margin of Richardson Avenue; thence with said Avenue, westerly 60 feet 3 inches to the beginning.

Being the same property conveyed to Red River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Matthew L. Billingslea and Christina Billingslea, husband and wife, dated January 31, 2020, recorded February 4, 2020, in Instrument No. 20200204-0012656, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1006 WEST KIRKLAND AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 6th day of March, 2020.

RED RIVER DEVELOPMENT, LLC

BY: BRIAN RICHARDSON
ITS: SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of March, 2020, before me personally appeared BRIAN RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SOLE MEMBER of RED RIVER DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of March, 2020.

Notary Public
My Commission Expires: 09/22/2024

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2024

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

