Karen Johnson Davidson County
Batch# 373636 DEEDWARR
03/17/2020 10:57:36 AM 2 pgs
Fees: $13.00 Taxes: $343.73
20200317-0029419

WARRANTY DEED

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF March,2020.

NOTARY PUBLIC: My Commission Expires
MY COMMISSION EXPIRES: January 23, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 052
SSI Properties Inc. 20 South Santa Cruz Ave Ste 300 Los Gatos, California 95030	Same	GROUP 09 0 PARCEL 175.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jim E. Allen, Jr., married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

SSI Properties, Inc., a California Corporation

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:

Being a parcel of land in the 15th Councilmanic District of Davidson County, Tennessee and located on the south margin of Miami Avenue, east of Wooddale Lane, being Lot 66 on the Plan of Wooddale Grove Annex, of record in Plat Book 547, Pages 109 and 110, in the Register's Office for Davidson County, Tennessee (RODCT), this tract is parcel 175.00, as shown on Davidson County Tax Map 052-09, belonging to Allen, as evidenced in Instrument 20180504-0042596, (RODCT), being more particularly described as follows:

BEGINNING at an iron pin capped PGW 1941 and located on the south margin of Miami Avenue, said iron pin being located 1,690 feet, more or less, easterly from the east margin of Wooddale Lane, said iron pin being the northeast corner of Parcel 176.00, as shown on Map 052-09, belonging to Allen, as evidenced in Instrument 20180504-0042596, (RODCT), said iron pin being the northwest corner of the property herein described, and said iron pin being located at Tennessee State Plane Coordinates, North 695,810.81 feet, East 1,760,228.87 feet, thence:

1) With the south margin of Miami Avenue and with the north line of the property herein described, North 50 degrees 36 minutes 21 seconds East, a distance of 50.08 feet to an iron pin capped PGW 1941, said iron pin being the northwest corner of Parcel 174.00, as shown on Map 052-09, belonging to Voan, as evidenced in Deed Book 11517, Page 261, (RODCT), and said iron pin being located on the northeast corner of the property herein described, thence;
2) Leaving said margin and with the common line of said Parcel 174.00 and the property herein described, South 38 degrees 45 minutes 29 seconds East a distance of 115.89 feet to an iron pin capped PGW 1941, said iron pin being the southwest corner of said Parcel 174.00, said iron pin being located on the north line of Parcel 236.00CO, as shown on Map 152-13 B, belonging to River Glen Homeowners Association, as evidenced in Instrument 20041217-0150273, (RODCT), and said iron pin being the southeast corner of the property herein described, thence;
3) Leaving the east line of said Parcel 174.00, with the north line of said Parcel 236.00CO, and with the south line of the property herein described, South 50 degrees 04 minutes 05 seconds West, a distance of 50.01 feet to an iron pin capped PGW 1941, said iron pin being the southeast corner of said Parcel 176.00, and said iron pin being the southwest corner of the property herein described, thence;
4) With the common line of said Parcel 176.00 and the property herein described, North 38 degrees 47 minutes 38 seconds West, a distance of 116.36 feet to an iron pin, the BEGINNING, containing 0.1333 acres or 5,810 square feet more or less, according to a survey by Jesse E. Walker, RLS dated March 04, 2020.

Being the same property conveyed to Jim E. Allen, Jr. by Warranty Deed from Music City Financial, LLC, dated April 27, 2018 and filed of record as Instrument No. 20180503-042239, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2670 Miami Avenue, Nashville, Tennessee 37214**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS my hand and official seal at office this 12th day of March, 2020.

Jim E. Allen, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jim E. Allen, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2020.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027