WARRANTY DEED

Karen Johnson Davidson County
Batch# 373801 DEEDWARR
03/17/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200317-0029689

File No. DH0006279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Pointer Properties, LLC	New Owner	
(NAME)	(NAME)	083-02-0-098.00
204 E. Point Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **David L. Porter, Trustee, Frank and Lloyd Enterprises Inc., an Indiana Corporation Profit Sharing Plan,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pointer Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 15 on the Map of the Subdivision of the Robert Property, as of record in Book 421, Page 81, Register's Office for said County, together with a part of a 15 feet alley in the rear of said lot, as shown on said plan and which alley was closed by City Ordinance No. 46-409, of the City of Nashville.

Said Lot and part of alley, as closed, fronts 50 feet on the Southerly side of Roberts Avenue and run back between parallel lines 188 feet more or less to the Northerly margin of Sharpe Avenue, formerly Weakley Avenue.

Being the same property conveyed to David L. Porter, Trustee, Frank and Lloyd Enterprises, Inc., an Indiana Corporation Profit Sharing Plan by Warranty deed from Mary A. Pinkerton, a widow of record in Instrument No. 20180111-0003819 Register's Office for Davidson County, Tennessee, dated January 10, 2018 and recorded on January 11, 2018.

Being also known as 1420 Roberts Avenue Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1420 Roberts Avenue, Nashville, TN 37206

(House Number) (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.

Witness my hand this 14 day of March, 2020.

David L. Porter, TTEE

David L. Porter, Trustee
Frank and Lloyd Enterprises, Inc.,
an Indiana Corporation Profit Sharing Plan

STATE OF IN
COUNTY OF LaPorte

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared David L. Porter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of the Frank and Lloyd Enterprises Inc., an Indiana Corporation Profit Sharing Plan, the within named bargainor, and that he as such Trustee of the Frank and Lloyd Enterprises Inc., an Indiana Corporation Profit Sharing Plan, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Trustee of the Frank and Lloyd Enterprises Inc., an Indiana Corporation Profit Sharing Plan.

Witness my hand this 16th day of March, 2020.

Notary Public

My commission expires: 06/22/2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

NOTARY PUBLIC • SEAL • STATE OF INDIANA

SAMANTHA FIFE,
Notary Public
Within and for the county of LaPorte
and the state of Indiana
Commission Number NP0654806
My Commission Expires 06/22/2022

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

