WARRANTY DEED

Karen Johnson Davidson County
Batch# 373820 DEEDWARR
03/17/2020 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200317-0029710

File No. DH0006477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

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 NUMBERS
Pointer Properties, LLC		
(NAME)	(NAME)	083-10-0-265.00
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, **FLE PSP 203 LLC,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lockeland, Being a Resubdivision of a Part of Lots 85 and 86 on the Plan of Lockeland of record in Plat Book 2854, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to FLE PSP 203, LLC, A Tennessee Limited Liability Company by Quitclaim deed from David Porter, Trustee of Frank and Lloyd Enterprises, Inc. Profit Sharing Plan of record in Instrument No. 20180320-0026281 Register's Office for Davidson County, Tennessee, dated February 17, 2018 and recorded on March 20, 2018.

Being also known as 203 N 18th Street 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 203 N 18th Street, 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 16th day of March, 2020.

FLE PSP 203, LLC

David Porter, Trustee of
Frank & Lloyd Enterprises, Inc.,
Profit Sharing Plan, Sole Member

STATE OF IN
COUNTY OF LaPorte

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared David Porter, Trustee of Frank & Lloyd Enterprises, Inc., Profit Sharing Plan, Sole Member, 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 Frank & Lloyd Enterprises, Inc., Profit Sharing Plan, Sole Member, of Fle Psp 203 LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Trustee of Frank & Lloyd Enterprises, Inc., Profit Sharing Plan, Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Trustee of Frank & Lloyd Enterprises, Inc., Profit Sharing Plan, Sole Member.

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)

