WARRANTY DEED

Karen Johnson Davidson County
Batch# 373888 DEEDWARR
03/18/2020 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20200318-0029798

File No. DH0006402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th 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
Lowell Alan Stine	New Owner	
(NAME)	(NAME)	
903 Manila Avenue		082-04-0-410.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(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, **Eight-Nine King Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lowell Alan Stine, an unmarried man,** 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 Located in the 5th Council District of Nashville, Davidson County, Tennessee at the Northeast Intersection of Manila Avenue and Sharpe Avenue said land being a part of Lots 2, 3 & 4, Look away subdivision of record in Book 843, Page 51, Registers Office, Davidson County, Tennessee described more particularly as follows:

Beginning at an Iron Rod (Old) on The Northerly Margin of Manila Avenue, said rod being the Southwest Corner of Lot 6, Resubdivision / Partition part of a 2.19 Acre tract shown on James Burns Subdivision (Instrument# 20150512-0043448 Registers Office, Davidson County, Tennessee); thence with said Northerly Margin North 85 degrees 06 minutes 19 seconds West 13.54 feet to a T.D.O.T. R.O.W. Monument; thence North 69 degrees 13 minutes 30 seconds West 118.35 feet to a Disturbed T.D.O.T. Right of Way Monument; thence North 50 degrees 34 minutes 43 seconds West 18.78 feet to a T.D.O.T. R.O.W. Monument on The Easterly margin of Sharpe Avenue; thence with said Easterly margin North 05 degrees 09 minutes 24 seconds East 33.74 feet to an iron Rod (New) at the Southwest corner of the Don B. Cambron land (Book 7692, Page 334 R.O.D.C., TN); thence leaving said Easterly Margin with said Cambron South 84 degrees 27 minutes 41 seconds East 124.38 feet to an iron Rod (New); thence North 05 degrees 09 minutes 24 seconds East 80.00 feet to a Mag Nail (New) in an Asphalt Driveway in the Southerly Line of the Michael & Tina Hughey land (Instrument# 20090701-0061426 R.O.D.C., TN); Thence with said ughey South 84 degrees 30 minutes 01 seconds East 6.00 feet to an iron Rod (Old) in an asphalt Driveway in the Westerly line of the 909 Granada, LLC Land (Instrument# 20160315-0024346 R.O.D.C., TN); thence with said 909 Granada, LLC Land South 05 degrees 09 minutes 24 seconds West 53.35 feet to an Iron Rod (Old); thence South 87 degrees 43 minutes 39 seconds East 13.76 feet to an Iron Rod (Old) At the Northwest corner of said lot 6; thence with the westerly line of said Lot 6 South 05 degrees 45 minutes 31 seconds West 102.60 feet to the point of beginning the described tract of Land containing 9313.31 Square feet or 0.21 acres more or less according to a survey Dated June 16th, 2016 By Campbell, McRae & Associates, surveying, Inc., 2918 Berry Hill drive, Nashville, TN 37204, John Hood, TN R.L.S.#1838.

Being a portion of the same property conveyed to Eight-Nine King Development, LLC, a Tennessee limited liability company by Warranty deed from Elevate Land Investmets, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170511-0046910 Register's Office for Davidson County, Tennessee, dated May 09, 2017 and recorded on May 11, 2017.

Being also known as 903 Manila Avenue Nashville, TN 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 903 Manila 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 13th day of March, 2020.

Eight-Nine King Development, LLC

By: Leslie Garside
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be authorized agent of Eight-Nine King Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized agent.

Witness my hand this 13th day of March, 2020.

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner