BOX 10-A ①

WARRANTY DEED

Karen Johnson Davidson County
Batch# 392067 DEEDWARR
04/27/2020 10:43:54 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200427-0043662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF April, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONJA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
5710 Tennessee, LLC	New Owner	
(NAME)	(NAME)	
4301 Hillsboro Pike, Ste. 300		91-6-471 91-6-472
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5710 TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No.'s 1621 and 1623 in Block 14 in Plan No. 2 West Nashville, which plan is of record in Book 57, pages 172, 173 and 174, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Neita Rae Walker aka Neita Mabry Hilton Walker to Gala, LLC, a Tennessee limited liability company by Warranty Deed Dated February 10, 2020, of record in Instrument No. 20200213-0016630, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Gala, LLC, a Tennessee limited liability company by Quitclaim Deed to Gala, LLC, a Tennessee limited liability company, Dated February 7, 2020, of record in Instrument No. 20200213-0016631, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Gala, LLC, a Tennessee limited liability company by Warranty Deed to City Limits Construction, LLC, a Tennessee limited liability company, recorded on the 18th day of February 2020, of record in Instrument No. 20200218-0017485, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO PIKE, STE 300 NASHVILLE, TN 37215

This is improved x property, known as unimproved

5710 and 5712 Tennessee Ave., Nashville, TN 37209
(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 24th day of April, 2020

CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KEN WADE, MEMBER MANAGER

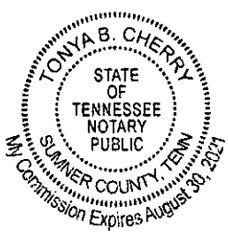
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of City Limits Construction, LLC, the within named bargainor, a limited liability company and that he as such Member Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member Manager.

Witness my hand and official seal this 24th day of April, 2020.

Commission expires:



_____
Notary Public