WARRANTY DEED

Karen Johnson Davidson County
Batch# 425730 DEEDWARR
06/25/2020 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200625-0068619

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: AGL-20-4903

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Silke Shade	New Owner	103-03-0-189.00
(NAME)	(NAME)	
4903 Wyoming Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SOUTHERN PREMIER HOLDINGS, LLC AND RED RIVER DEVELOPMENT, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SILKE SHADE,** Single Woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being part of the E.A. Elam 5-acre tract of land in Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Wyoming Avenue, formerly 6th Street, 200 feet east of the easterly margin of 50th Avenue North, as extended; thence with the southerly margin of Wyoming Avenue easterly 50 feet; thence southerly and parallel with 50th Avenue North 150 feet; thence westerly 50 feet; thence northerly 150 feet to the beginning.

Being the same property conveyed to Southern Premier Holdings, LLC and Red River Development, LLC, as Tenants in Common, by Special Warranty Deed from James Bennett Cain and LeeAnn Flinn Cain, as husband and wife, dated February 26, 2020, recorded February 28, 2020, in Instrument No. 20200228-0022631, in the Register's Office of Davidson County, Tennessee,.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4903 Wyoming Ave., Nashville, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of June, 2020.

Southern Premier Holdings, LLC

BY: BRADLEY JOSEPH BARS
ITS: SOLE MEMBER

Red River Development, LLC

BY: BRIAN RICHARDSON
ITS: SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of June, 2020, before me personally appeared BRIAN RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the SOLE MEMBER of Red River Development, LLC, the within named bargainor, a limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of June, 2020.

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/27

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of June, 2020, before me personally appeared BRADLEY JOSEPH BARS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the SOLE MEMBER of Southern Premier Holdings, LLC, the within named bargainor, a limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of June, 2020.

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/24

True Copy Certification

I, **Jennifer Pennell**, 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.

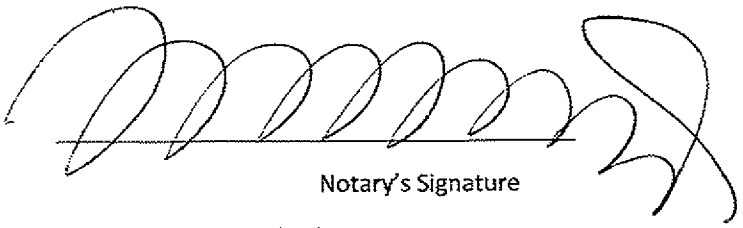


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

