WARRANTY DEED

Karen Johnson Davidson County
Batch# 444363 DEEDWARR
07/27/2020 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $572.39
20200727-0082107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,700.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thompson Equity Partners, LLC	NEW OWNER	081 11 0 104.00
(NAME)	(NAME)	
7594 George E. Horn Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cripple Creek Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thompson Equity Partners, 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 the North part of the West part of Lot 263 and the South part of the West part of Lot 264 on the Map of the Subdivision of Lot 5 of the Bosley Lands allotted to J.M. Harding, a copy of which is of record in Book 38, Page 431, Register's Office for said County, and described according to a copy of a survey thereof made September 5, 1944, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the Easterly margin of 21st Avenue, North 24.3 feet North of the dividing line between Lots 262 and 263; thence Easterly 119 feet, more or less, to a point 23.7 feet North of the dividing line between Lots 262 and 263; thence North 38.6 feet to a point 42.5 feet South of the dividing line between Lots 264 and 265; thence Westerly 118.5 feet to a point in the easterly margin of 21st Avenue North, which is 11.9 feet North of the common corner of Lots 263 and 264; thence South along the Easterly margin of said Avenue, 37.6 feet to the point of beginning.

Being the same property conveyed to Cripple Creek Properties, LLC, by Warranty Deed from Michael Warren and wife, Wendy Warren, dated July 22, 2014 and recorded July 22, 2014 in Instrument Number 20140722-0065203, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1738 21st Avenue, Nashville, TN 37208

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 our hands this 23rd day of July, 2020.

Cripple Creek Properties, LLC,
a Tennessee Limited Liability Company

BY: _____
Kirtley Whittington, Member

BY: _____
Reynolds Whittington, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kirtley Whittington and Reynolds Whittington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members and are authorized to execute the instrument on behalf of Cripple Creek Properties, LLC, the within named bargainor, and that they, as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

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

_____
Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY