WARRANTY DEED

Karen Johnson Davidson County
Batch# 473495 DEEDWARR
09/10/2020 01:41:24 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200910-0103302

P-FSBO-20-949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Huggins and JTRE1, LLC	**New Owner**	
(NAME)	(NAME)	**082-12-0-383.00**
949 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, **1101E56, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT HUGGINS AND JTRE1, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 27 on the Plan of Greenwood Paynes Addition to East Nashville, formerly Edgefield, now in the Eighteenth Ward of the City of Nashville, Tennessee, of record in Plat Book 21, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 50 feet on the Northerly side of Russell Street, beginning at a point 150 feet West of Tenth Street, and extending back Northerly 170 feet to an alley on which it fronts 85 feet, and being known by City No. 949 Russell Street, in Nashville, Tennessee

Being the same property conveyed to Music City Holdings, LLC, A Texas limited liability company by Warranty deed from Harold G. Johnson, Jr and Sharon G. Johnson of record in Instrument No. 20190819-0082530 Register's Office for Davidson County, Tennessee, dated August 14, 2019 and recorded on August 19, 2019.

Being the same property conveyed to 1101E56, LLC, a Washington Limited Liability Company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190819-0082531 Register's Office for Davidson County, Tennessee, dated August 14, 2019 and recorded on August 19, 2019.

This conveyance is subject to:
- Davidson County Property Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 21, Page 70, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **949 Russell Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 our hand(s) this the 28 DAY OF AUGUST, 2020.

1101E56, LLC, a Washington Limited Liability Company

BY: _____
Steven Gough
Chief Executive Manager

BY: _____
Vince Silveira
Manager

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN GOUGH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the CHIEF EXECUTIVE MANAGER of 1101E56, LLC, A WASHINGTON LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF EXECUTIVE MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 of August, 2020.

_____
Notary Public
My Commission Expires: 4/23/24
(SEAL)

NOTARY PUBLIC STATE OF WASHINGTON
VIRGINIA L. STROTHERS
20105564
COMMISSION EXPIRES 04-23-24

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINCE SILVEIRA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MANAGER of 1101E56, LLC, A WASHINGTON LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 of August, 2020.

_____
Notary Public
My Commission Expires: 4/23/24
(SEAL)

NOTARY PUBLIC STATE OF WASHINGTON
VIRGINIA L. STROTHERS
20105564
COMMISSION EXPIRES 04-23-24

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212