Karen Johnson Davidson County
Batch# 477974 DEEDWARR
09/17/2020 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200917-0106655

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	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 16th DAY OF September, 2020 Notary Public MY COMMISSION EXPIRES: 09/07/2021 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1029 14th Avenue Partners, LLC	1029 14th Avenue Partners, LLC	MAP
1029 14th Avenue South	P.O. Box 59008	PARCEL 105-01-0-562.00
Nashville, TN 37212	Nashville, TN 37205	
(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, **Martha F. Wilson and Christine Wilson as Co-Trustees of the Hal E. Wilson, Jr., Family Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1029 14th Avenue Partners, LLC**

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. 5 on the Plan of Section Ninety-Seven, Edgehill Estates of record in Plat Book 4675, Page 148, 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. 5 fronts 52.0 feet on the Westerly margin of 14th Avenue South and extends back 143.05 feet on the Northerly line and 143.59 feet on the Southerly line to a dead line in the rear, measuring 52.0 feet thereon.

Being the same property conveyed to Phillip L. Johnson and wife, Oretha Johnson by Warranty deed from Metropolitan Development and Housing Agency (formerly The Nashville Housing Authority) of record in Book 6350, page 927, Register's Office for Davidson County, Tennessee, dated July 27, 1984 and recorded on August 01, 1984.

Being the same property conveyed to Tom R. Jarrett by Quitclaim deed from Phillip L. Johnson and wife, Oretha Johnson of record in Book 10410, page 240, Register's Office for Davidson County, Tennessee, dated April 02, 1997 and recorded on April 08, 1997.

Being the same property conveyed to Hal Wilson by Substitute Trustee's deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20010226-0017554 Register's Office for Davidson County, Tennessee, dated February 13, 2001 and recorded on February 26, 2001.

Being the same property conveyed to Martha F. Wilson and Christine Wilson or their successors, as Co-Trustees of The Hal E. Wilson, Jr., Family Trust by Executor Quitclaim deed from The Last Will and Testament of Hal E. Wilson, Jr., the Personal Representative of record in Instrument No. 20120224-0016232 Register's Office for Davidson County, Tennessee, dated February 16, 2012 and recorded on February 24, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **1029 14th Avenue South, Nashville, TN 37212.**

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 hand(s) this the 16 day of September, 2020.

Hal E. Wilson Family Trust

BY: Martha F. Wilson, Trustee
Martha F. Wilson, Trustee

BY: Christine Wilson, Trustee
Christine Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Martha F. Wilson and Christine Wilson** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Hal E. Wilson Family Trust** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Martha F. Wilson and Christine Wilson** as such **Trustees**.

Witness my hand and official seal this the 16 day of September, 2020.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

I, the undersigned, 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.

JUNE ROWELL

State of Tennessee)
County of Davidson)

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

