39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 481034 DEEDWARR
09/22/2020 01:47:14 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200922-0108708

File No. AT0007459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2020.

Lydia H Weaver
Notary Public

MY COMMISSION EXPIRES: 7-9-22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Malina	SWBC MORTGAGE	
(NAME)	(NAME)	126-15-0A-196.00-CO
8300 Trading Post Court	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221	SAN ANTONIO, TX 78216	
(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, I, **Southpaw Events, LLC.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Alexander Malina, unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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. 180 on the Plan of Section Four, Boone Trace At Biltmore of record in Plat Book 9700, Page 932-933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Southpaw LLC by Warranty deed from E. Jerald Ogg and Jane N. Ogg, husband and wife of record in Instrument No. 20170221-0017158 and corrected to Southpaw Events, LLC by Scriveners Affidavit of record in Instrument No. 20200922-0108707**, Register's Office for Davidson County, Tennessee, dated February 17, 2017.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8300 Trading Post Court, Nashville, TN 37221

(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 17th day of September, 2020.

Southpaw Events, LLC

By: Norma Acton, Member

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ St. Johns

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Southpaw, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Member of Southpaw Events, LLC., a TN LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Member.

Witness my hand this 17th day of September, 2020.

YVONNE A JOHNSON
Notary Public - State of Florida
Commission # GG 937326
My Comm. Expires Dec 5, 2023
Bonded through National Notary Assn.

Notary Public

My commission expires: 12/5/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206