WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 485866 **DEEDWARR**
09/29/2020 03:02:56 PM 2 pgs
Fees: $13.00 Taxes: $821.40

20200929-0112287

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nelio Costa 2105 Morena Street Nashville, TN 37208	new owner	092-03-0-220.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **March Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nelio Costa**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee being more particularly described as follows:

Being the Easterly 56 feet of the Northerly part of Lot No. 2 on the Plan of the Subdivision of Lot No. 4 Elizabeth Harding Lytle Tract of record in Book 25 at Page 453 in the Office of the Chancery Court at Nashville, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to March Properties, LLC by Special Warranty Deed from U. S. Bank NA, Successor Trustee to Bank of America, NA, successor in interest to LaSalle Bank National Association, as Trustee on behalf of the Holders of the Bear Stearns Asset Backed Securities Trust 2005-3, Asset Backed Certificates Series 2005-3, dated 01/20/2015 and recorded 01/23/2015, of record in Instrument 201501230006856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2105 Morena Street, Nashville, TN 37208

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-KV-20-2105

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/our hand(s) this the 24th day of September, 2020.

March Properties, LLC

BY: March Developments, LLC, Sole Member

BY: _____
Thomas Pearson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Pearson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments LLC, Sole Member of March Properties, LLC , the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Thomas Pearson as such Manager.

Witness my hand and official seal, this the 24th of September, 2020.

_____
Notary Public
My Commission Expires: 10/31/21

