WARRANTY DEED

Karen Johnson Davidson County
Batch# 489856 **DEEDWARR**
10/06/2020 10:00:43 AM 2 pgs
Fees: $13.00 Taxes: $1,840.75

20201006-0115507

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $497,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1999LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua Wiley		
808 28th Avenue N		092 06 0 421.00
Nashville, TN 37208		

FOR AND IN 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, WE,

AVENUE 11 DEVELOPMENT, LLC*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA WILEY, unmarried

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:

Being the Southerly 30 feet of the Westerly 88 feet of Lot No. 4 on the plan of Lapsley's Subdivision of part of Lot No. 17 Boyd McNairy Addition as of record in Book 57, Page 3, Registers Office for said County.

Said part of said lot fronts 30 feet on the Easterly side of 28th Avenue North formerly Hadley's Avenue and runs back between parallel lines 88 feet to the Westerly margin of an alley.

Being the same property conveyed to Avenue 11 Development, LLC, by Warranty Deed from Kardia Enterprises, LLC, of record in Instrument No. 20190213-0013469, in the Register's Office of Davidson County, Tennessee, dated February 11, 2019, and recorded on February 13, 2019.

Being the same property conveyed to Kardia Enterprises, LLC, a Tennessee limited liability company, by Quitclaim Deed from Denali Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180406-0032360, in the Register's Office of Davidson County, Tennessee, dated March 30, 2018, and recorded on April 06, 2018.

Being the same property conveyed to Denali Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Robert L. Scruggs, Trustee, under the 808 28th Avenue Trust dated October 14, 2014, of record in Instrument No. 20160509-0045643, in the Register's Office of Davidson County, Tennessee, dated April 18, 2016, and recorded on May 09, 2016.

Being the same property conveyed to Robert L. Scruggs, Trustee of the 808 28th Avenue Trust, by Quitclaim Deed from Property Savers, LLC, a Tennessee limited liability company, of record in Instrument No. 20141017-0095953, in the Register's Office of Davidson County, Tennessee, dated October 14, 2014, and recorded on October 17, 2014.

Being the same property conveyed to Property Savers, LLC, a Tennessee limited liability company, by Quitclaim Deed from Brian Ellwood, unmarried, of record in Instrument No. 20140224-0015649, in the Register's Office of Davidson County, Tennessee, dated February 18, 2014, and recorded on February 24, 2014.

Being the same property conveyed to Brian Ellwood, by Warranty Deed from Shiva Sharafshahi, of record in Instrument No. 20140109-0002310, in the Register's Office of Davidson County, Tennessee, dated December 30, 2013, and recorded on January 09, 2014.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lapsley's Subdivision of part of Lot No. 17 Boyd McNairy Addition, as recorded in Plat Book 57, Page(s) 3.

This is improved property known as 808 28th Avenue N, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 2nd day of October, 2020.

Avenue 11 Development LLC

BY: _____

S. Kurt Denny, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, S. KURT DENNY, MEMBER FOR AVENUE 11 DEVELOPMENT, LLC, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of October, 2020.

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Notary Public

My Commission Expires: 9-29-2021

LISA S. ALLARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY