WARRANTY DEED

Karen Johnson Davidson County
Batch# 490551 **DEEDWARR**
10/06/2020 01:35:37 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20201006-0115803

J-SB-NW-20-610

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
Bison Properties, LLC	**New Owner**	
(NAME)	(NAME)	**82-16-125.00**
126 Shorecrest Circle		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **TREVECCA AVENUE HOLDINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BISON PROPERTIES, LLC,** 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. 66 on the Plan of Henry Blood's Addition to East Nashville, of record in Book 21, Page 5, Register's Office for said County.

Said Lot No. 66 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Trevecca Avenue Holdings, LLC by Warranty Deed from Mary Frances Fielder, recorded November 4, 2019 in Instrument No. 20191104-0113172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connie Leon Fielder, Jr. and wife, Mary Frances Fielder, by Quitclaim Deed from Hugh M. Gibson and Mildred L. Gibson, recorded April 15, 1980 in Book 5530, Page 789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 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 my/our hand(s) this the 2nd DAY OF SEPTEMBER, 2020.

Trevecca Avenue Holdings, LLC

By and through its Manager:
37Urban, LLC
By and through its Manager:
Theresa Avenue Holdings, LLC

By: Taylor B. Perkins, Its Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Taylor B. Perkins, Manager of Theresa Avenue Holdings, LLC which is the Manager of 37Urban, LLC, which is the Manager of Trevecca Avenue Holdings, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Manager of Theresa Avenue Holdings, LLC which is the Manager of 37Urban, LLC, which is the Manager of Trevecca Avenue Holdings, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager of Theresa Avenue Holdings, LLC which is the Manager of 37Urban, LLC, which is the Manager of Trevecca Avenue Holdings, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of September, 2020.

Notary Public

My Commission Expires:

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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