Karen Johnson Davidson County
Batch# 490859 DEEDWARR
10/07/2020 10:16:37 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20201007-0116199

WARRANTY DEED

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$510,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Native 2, LLC, a Tennessee limited liability company	**New Owner**	**Map 102-15-0 Parcel 109.00**
2845 Kenway Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher A. Barbour, an unmarried man

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

Native 2, LLC, a Tennessee limited liability company

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, being a tract marked "reserved" (Horton Heights) on the Plan of Brook Meade, Section II, as of record in Book 2133, Page 76, Register's Office for Davidson County, Tennessee, and a part of a tract of the Hill Property not of record, now referred to together as Lot No. 116 and described together according to a copy of a survey by Z. J. Wilkerson, Surveyor, June 30, 1955, and described according to a survey by John B. Kohl, III, dated June 10, 1986, as follows:

Beginning at a point in the easterly margin of Brook Hollow Road at the common front corner of a Tract marked "Reserved" (Siegrist) (now known as Lot No. 115) and a tract marked "Reserved" (Horton Heights) the SW corner of the subject tract; thence with the line between said tracts and said line if extended S 70 degrees 00 minutes E 278.4 feet to an iron pin; thence N 20 degrees E 148.8 feet to an iron pin; thence N 70 degrees 278 feet to the easterly margin of Brook Hollow Road, the NW corner of the subject tract; thence with said margin of said road, southwardly 145 feet to the point of beginning.

Being the same property conveyed to Christopher A. Barbour and wife, Katherine S. Barbour, by Warranty Deed dated February 29, 2000 from Virginia P. Lovelace and husband, James N. Ricks, of record in Instrument No. 20000302-0020800, Register's Office for Davidson County, Tennessee. The said Christopher A. Barbour and Katherine S. Barbour having since divorced by Final Decree of Divorce dated January 11, 2012, Case No. 11D-523, in the Fourth Circuit Court for Davidson County, Tennessee. Katherine S. Barbour, unmarried having quitclaimed to Christopher A. Barbour, unmarried, by Quitclaim Deed dated June 26, 2013, of record in Instrument No. 20130627-0066322, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2133, Page 76, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Articles of Organization of ELB Properties, LLC, of record in Instrument No. 20131022-0110175, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **784 Brook Hollow Road, Nashville, TN 37205**

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 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 **30th** day of **September, 2020.**

Christopher A Barbour

Christopher A. Barbour

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christopher A. Barbour,** the within named seller, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this **30th** day of **September, 2020.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.