Karen Johnson Davidson County
Batch# 508526 DEEDWARR
11/03/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20201103-0128809

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/18/2024
(AFFIX SEAL)

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Seven Nine Investments, LLC	NEW OWNER	Map: 07105013300
(NAME) 8277 Collins Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($155,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROSIE BLAKEMORE, INDIVIDUALLY, AND ROSIE BLAKEMORE, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIE ALICE HALL,

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

SEVEN NINE INVESTMENTS, LLC,

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 Lot 239 in the Plan of Brooklyn Heights plan of which is recorded in the Register's Office of Davidson County, Tennessee Book 332, Page 140 to which reference is made.

Said Lots front together 41 feet on the south side of Meade Avenue and runs back between parallel lines 140 feet to an alley.

and,

Being Lot 240 in the Plan of Brooklyn Heights plan of which is recorded in the Register's Office of Davidson County, Tennessee Book 332, Page 140 to which reference is made.

Said Lots front together 40 feet on the south side of Meade Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jim Hall and wife, Willie Hall by Deed of record in Book 1021, Page 31, Register's Office for Davidson County, Tennessee. The said Jim Hall predeceased Willie Hall in death. The said Willie Alice Hall died intestate on March 28, 1984, and the Estate was filed for probate as Probate No. 74873. Probate Court for Davidson County, TN. Willie D. McKnight conveyed her 1/6 interest in the property to Rosie Blakemore by Quitclaim Deed of record in Instrument No. 20090403-0030393, Register's Office Davidson County, Tennessee. The Grantor herein executes this instrument as Personal Representative of the Estate of Willie Alice Hall pursuant to the authority granted by the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 332, Page 140, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1021, Page 31, Register's Office for said County.

Lots 239 and 240 have been described separately for the express purpose of separating Lots 239 and 240 for property tax purposes and to show in public records the original lot lines as are shown on the plat of record.

unimproved ☐
This is improved ☒ property, known as 528 Meade Avenue, Nashville, TN 37207 and 530 Meade Ave., Nashville, TN 37207
(House No.) (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 our hands this 30th day of October, 2020.

Rosie K Blakemore
Rosie Blakemore

Rosie K Blakemore
Rosie Blakemore, Personal Representative of the Estate of Willie Alice Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosie Blakemore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of October, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rosie Blakemore, Personal Representative of the Estate of Willie Alice Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is Personal Representative of the Estate of Willie Alice Hall, and as such Personal Representative, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this, 30th day of October, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)