Karen Johnson Davidson County
Batch# 515238 DEEDWARR
11/12/2020 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20201112-0133293

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $720,000.00. Affiant Subscribed and sworn to before me, this the 6th day of November, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bobcat Real Estate Ventures, LLC	NEW OWNER	105-09-1C-001.00-CO
1104A West Grove Avenue		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WEST GROVE PROPERTIES, LLC N/K/A 999 COOPER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBCAT REAL ESTATE VENTURES, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Unit A of 1104 West Grove Avenue Homes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 1104 West Grove Avenue Homes, a Horizontal Property Regime with private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20160620-0062437, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1104 West Grove Avenue Homes, a Horizontal Property Regime contained in said Declarations, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20160620-0062437 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to IRA Innovations LLC FBO Eric L. Boozer IRA 40% undivided interest, IRA Innovations LLC FBO Mary Kocina, IRA 40% undivided interest IRA Innovations, LLC FBO Ronald Kocina, IRA 20% undivided interest by Warranty deed from Aspen Construction Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20170503-0043782 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017.

Being the same property conveyed to West Grove Properties, LLC, a Tennessee limited liability company by Warranty deed from IRA Innovations LLC FBO Eric L. Boozer IRA 40% undivided interest, IRA Innovations LLC FBO Mary Kocina, IRA 40% undivided interest IRA Innovations, LLC FBO Ronald Kocina, IRA 20% undivided interest of record in Instrument No. 20190520-0047504 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 20, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1104A West Grove Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of November, 2020.

West Grove Properties, LLC N/K/A
999 Cooper, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Miller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of West Grove Properties, LLC N/K/A 999 Cooper, LLC, a Tennessee Limited Liability Company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 6th day of November, 2020.

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

_____
Notary Public

My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

