Box 36

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $412,000.00.

Affiant

Subscribed and sworn to me on December 1, 2020.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 523487 DEEDWARR
12/02/2020 02:22:12 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40

20201202-0140092

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33799

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
1101 McKennie, LLC 921B Woodland Street Nashville, TN 37206	SAME ADDRESS AS NEW OWNER	072-13-421

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bristol McKennie Partners, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 1101 McKennie, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete, at the intersection of the northerly right-of-way line of McKennie Avenue, 40 feet in width, and the easterly right-of-way line of Gallatin Avenue, 73.5 feet in width;

Thence leaving the northerly right-of-way line of McKennie Avenue, with the easterly right-of-way line of Gallatin Avenue, North 23 deg. 59 min 46 sec East, 139.93 feet to an iron rod set, at the intersection with the southerly right-of-way line of Alley Number: 1014, 12 feet in width;

Thence leaving the easterly right-of-way line of Gallatin Avenue with the southerly right-of-way line of Alley Number 1014, South 71 deg. 48 min 52 sec East, 66.32 feet to an iron rod set, at a corner common with the property of Gregory J. Everett, as of record in Instrument Number: 20050803-0091125, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley Number: 1014, with the westerly property line of Gregory J. Everett, South 20 deg. 54 min 57 sec West, 140.87 feet to an iron rod set in the northerly right-of-way line of McKennie Avenue;

Thence with the northerly right-of-way line of McKennie Avenue, North 70 deg 39 min 09 sec West, 73.79 feet to the POINT OF BEGINING. Containing 9,812 square feet of 0.225 acres more or less.

Being the same: property conveyed to Bristol McKennie Partners, LLC, a Tennessee Limited Liability Company, by Deed from Above Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20151001-0099614, Register's Office for Davidson County, Tennessee dated September 30, 2015 and recorded on October 1, 2015.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2021 and subsequent taxes are assumed by the Grantee.
2. Matters shown on plan of record in Plat Map Book 421, page 155, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 1018, page 297, Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1101 McKennie Avenue, Nashville, TN 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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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~~ 1st day of ~~November~~ December, 2020.

Bristol McKennie Partners, LLC,
a Tennessee Limited Liability Company

By: _____

Its: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Charles B. Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Bristol McKennie Partners, LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand, at office, on ~~November 30~~ December 1, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024