WARRANTY DEED

Karen Johnson Davidson County
Batch# 594463 **DEEDWARR**
03/18/2021 09:11:35 AM 2 pgs
Fees: $13.00 Taxes: $1,872.20

20210318-0035826

Y-SB-CRE-21-1406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Perkins Management, LLC	**New Owner**	
(NAME) **922 Lawrence Avenue**	(NAME)	**083-05-0-385.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **WILLIAM HOWARD FREEMAN, ROBERT BLAIR VANSANT, SR., DUANE WOODRUFF DEVAULT, TRUSTEES OF THE CORINTHIAN LODGE NO. 8 FREE AND ACCEPTED MASONS AND THEIR SUCCESSORS IN OFFICE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PERKINS MANAGEMENT, 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 part of Lot No. 8 on the map of the subdivision of the C.F. Ordway's Home place, as of record in book 57, page 88. Register's office for said county, described as follows: Beginning on the Southerly margin of Eastland avenue, formerly Vaughn Turnpike, 300 feet West of the Westerly margin of the 15th, formerly bramlett street, said point being the Northwest corner of a part of said lot conveyed to J.F. Dean and wife, By deed from George W. Shields, Jr. and wife, as of record in Book 541, page 210, said register's office: thence, with their West line, Southwardly 170 feet to an alley; thence, with the Northerly margin of said alley, Westwardly 50 feet to another alley: thence, with the Easterly margin of the last mentioned alley. Northwardly 170 feet to Eastland avenue; thence, with the Southerly margin of said avenue, Eastwardly 50 feet to the beginning.

Being the same property conveyed to William Howard Freeman, Wayne Franklin Melton and Oliver Cole, Trustees of Corinthian Lodge No. 414 Free and Accepted Masons and their Successors in Office by Warranty deed from Susanne E. Banks, unmarried of record in Instrument No. 20100913-0072741 Register's Office for Davidson County, Tennessee, dated September 10, 2010 and recorded on September 13, 2010.

Being the same property conveyed to William Howard Freeman, Robert Blair VanSant, Sr., Duane Woodruff DeVault, Trustees of the Corinthian Lodge No. 8 Free and Accepted Masons and Their Successors in Trust by Quitclaim Deed of record in Instrument No. 20210311-0032024 Register's Office for Davidson County, Tennessee, dated March 5, 2021 and recorded on March 11, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 88, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1406 Eastland Avenue, 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 5th DAY OF MARCH, 2021.

Corinthian Lodge No. 8 Free and Accepted Masons and their Successors in Office

BY: _____
William Howard Freeman
Trustee

BY: _____
Robert Blair VanSant, Sr.
Trustee

BY: _____
Duane Woodruff Devault
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM HOWARD FREEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of CORINTHIAN LODGE NO. 8 FREE AND ACCEPTED MASONS AND THEIR SUCCESSORS IN OFFICE, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 2nd of March, 2021.

_____
Notary Public
My Commission Expires: 3-6-24
(SEAL)

PAULETTE N. WASSEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ROBERT BLAIR VANSANT, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of CORINTHIAN LODGE NO. 8 FREE AND ACCEPTED MASONS AND THEIR SUCCESSORS IN OFFICE, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 2nd of March, 2021.

_____
Notary Public
My Commission Expires: 3-6-24
(SEAL)

PAULETTE N. WASSEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DUANE WOODRUFF DEVAULT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of CORINTHIAN LODGE NO. 8 FREE AND ACCEPTED MASONS AND THEIR SUCCESSORS IN OFFICE, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 5th of March, 2021.

_____
Notary Public
My Commission Expires: 11/08/2022
(SEAL)

CHRISTIE ELIZABETH WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022