WARRANTY DEED

Karen Johnson Davidson County
Batch# 595495 DEEDWARR
03/19/2021 08:59:55 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00

20210319-0036479

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17TH DAY OF _____, 2021.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rare Partners 3 LLC	New Owner	
(NAME) 1215 A 5th Ave N.	(NAME)	082 09 0 461.00 & 082 09 0 286.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEE ANN WALKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RARE PARTNERS 3 LLC, A DELAWARE 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, Tennessee, being Lot No. 1 and 3, on the Plan of Joseph L. Herndon Subdivision, as of record in Plat Book 6050, Page 15, said Register's Office, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dee Ann Walker, by Quitclaim Deed from N. Kortner Nygard, of record in Instrument No. 20030819-0120316, in the Register's Office of Davidson County, Tennessee, dated July 23, 2003 and recorded on August 19, 2003.

Being the same property conveyed to Dee Ann Walker, by Quitclaim Deed from N. Kortner Nygard, of record in Instrument No. 20030813-0116652, in the Register's Office of Davidson County, Tennessee, dated July 23, 2003 and recorded on August 13, 2003.

Being the same property conveyed to Dee Ann Walker, by General Warranty Deed from Irene Boyd, of record in Book 9539, page 921, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kortner Nygard and wife, Dee Ann Walker, by Quitclaim Deed from Jeanne Burton Gregory, of record in Book 9557, Page 317, in the Register's Office of Davidson County, Tennessee, dated December 28, 1994 and recorded on December 28, 1994.

Being part of the same property conveyed to Dee Ann Walker, by Quitclaim Deed from Joseph Lucian Herndon, of record in Book 7857, Page 651, in the Register's Office of Davidson County, Tennessee, dated March 27, 1989 and recorded on June 06, 1989.

Being part of the same property conveyed to Joseph L. Herndon, by Installment Deed from Lois T. Pickett and husband, James C. Pickett, of record in Book 5346, Page 605, in the Register's Office of Davidson County, Tennessee, dated October 04, 1978 and recorded on October 05, 1978.

**RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1215 A & B 5th Ave N., Nashville, TN 37208
(House Number) (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 my hand this 18 day of March, 2021

D Walker

DEE ANN WALKER

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 Dee Ann Walker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.