Karen Johnson Davidson County
Batch# 620086 DEEDWARR
04/21/2021 11:22:06 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210421-0053316

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Allison Schachter
1111 N 5th Street
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee New Owner

MORTGAGEE
First Horizon Bank
165 Madison Avenue
Memphis, TN 38103

MAP 082
GROUP 04 0
PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mission Properties, LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Allison Schachter and Ben Tran, husband and wife as joint tenants with right of survivorship,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 and the South 19 feet of Lot 76, on the Map of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot and part of said Lot adjoin and front together 50 feet on the easterly side of North 5th Street and run back between parallel lines, 165 feet to an alley. Improved and known as 1111 North 5th Street, Nashville, Tennessee 37201.

Being the same property conveyed to Noble Properties, Inc., by Warranty Deed from Mary Grace Williams, devisee under the Last Will & Testament of Lillie Williams, deceased, dated August 1, 2006 and filed of record August 3, 2006 in Instrument No. 20060803-0095119, Register's Office for Davidson County, Tennessee.

Further conveyed to Amy Wallace by Quitclaim Deed from Noble Properties, Inc., dated February 20, 2007 and filed of record February 26, 2007 in Instrument No. 20070226-0023712, said Register's Office. And further conveyed to Mission Properties, LLC, by Quitclaim Deed from Amy Wallace, dated June 15, 2007 and filed of record June 19, 2007 in Instrument No. 20070619-0073006, said Register's Office.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Oakwood Park, of record in Book 421, Page 12, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1111 N 5th Street, Nashville, Tennessee 37207.

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 Allison Schachter and Ben Tran, husband and wife as joint tenants with right of survivorship, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 19th day of April, 2021.

Mission Properties, LLC., a Tennessee Limited Liability Company

By: Lane Wallace, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager** of **Mission Properties, LLC., a Tennessee Limited Liability Company,** the within named bargainor, **Lane Wallace,** and that he as such **Manager,** with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such Manager.

WITNESS my hand and official seal at office this 19th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of April, 2021.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

NOTARY PUBLIC
My Commission Expires: January 5, 2024