WARRANTY DEED

Karen Johnson Davidson County
Batch# 632209 DEEDWARR
05/10/2021 12:56:30 PM 5 pgs
Fees: $28.00 Taxes: $3,274.50
20210510-0062521

File No. LG-21-440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4927 BV, LLC	Same as new owner	
(NAME)	(NAME)	059-00-0-142.00 and
1011 16th Ave. S.		059-00-0-146.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I/we, **4927 Buena Vista LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4927 BV, LLC**, a Wyoming limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See "EXHIBIT A" attached hereto

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 5th day of May, 2021.

4927 Buena Vista LLC, a Limited Liability Company

By: _____
Leslie A. Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Josh Hunter of the state and county mentioned, personally appeared Leslie A. Garside, 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 Authorized Agent of 4927 Buena Vista LLC, the within named bargainor, a Limited Liability Company, and that such Leslie A. Garside as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of May, 2021.

Notary Signature

Printed Name

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT A

Lying in the County of Davidson, State of Tennessee, to-wit:

Being two parcels of land in the 1st Civil District of Davidson County, State of Tennessee located on the West margin of Buena Vista Pike, belonging to Mark Singer as shown in Deed Book 10959 Page 093 and Deed Book 10959 Page 096 in the Registers Office of Davidson County Tennessee (RODCT), and being shown on Map 059-00 as Parcels 142.00 and 146.00 in Davidson County, and being more particularly described as follows:

Beginning at an iron pin on the West margin of Buena Vista Pike, approximately 480 feet North of the intersection of the Northerly right of way of Buena View Boulevard and the Westerly right of way of Buena Vista Pike, said iron pin being the Southeast corner of the property herein described, and said iron pin being the Northeast corner of Hill as shown in 20080505-0045922, RODCT, thence,

1. Leaving the margin Buena Vista Pike and with the North line of Hill, Map 059-05 Parcel 001.00, passing the Northwest corner of Hill and also with the line of McClain, Map 059-05 Parcel 010.00, South 71 degrees 03 minutes 36 seconds West, a distance of 297.91 feet to a fence post, said fence post being a North corner of McClain, and being in the South line of the property herein described, thence;

2. With the line common to the McClain property and the property herein described, North 18 degrees 47 minutes 33 seconds West, a distance of 98.67 feet to an iron pin, said iron pin being a property corner common to McClain and the property herein described, thence;

3. with the North line of McCLain, the North R.O.W. of Vista View Drive, the North line of the property belonging to Woodyard, Map 059-05 Parcel 012.00, the North line of the property belonging to Majors, Map 059-05 Parcel 023.00, the North R.O.W of Trumpet Circle, and the North line of the property belonging to Hill, Map 059-05 Parcel 024.00, South 71 degrees 06 minutes 05 seconds West, a distance of 598.03 feet to a fence post, said fence post being the Southwest corner of the property herein described, and said fence post being the Northwest corner of Hill, and said fence post being on the East line of Singer, Map 059-05 Parcel 223.00, thence;

4. With the East line of Buena Vista Estates recorded in Plat Book 4460 Page 85, and passing the following parcels: Parcel 223.00 on Map 059-05 belonging to Singer, Parcel 222.00 on Map 059-05 belonging to Merrit, Parcel 221.00 on Map 059-05, belonging to Timberlake, and Parcel 220.00 on map 059-05 Belonging to Gillespie, North 18 degrees 08 minutes 07 seconds West, a distance of 301.62 feet to a fence post, said fence post being the Northeast corner of Gillespie, thence;

5. With the North line of Gillespie and Campbell, Map 059-05 Parcel 302.00, South 71 degrees 34 minutes 36 seconds West, a distance of 255.42 to a fence post, said post being a West corner of the property herein described and said fence post being a corner common to Campbell, thence;

6. With the East line of Campbell and the far West line of the property herein described, North 19 degrees 18 minutes 27 seconds West, a distance of 174.08 feet to a point in a fence line, said point being on the East line of Watkins, Map 059-01 Parcel 018.00, and said point being the Northwest corner of the property herein described, and said point being the Southwest corner of Gary, Map 059-00 Parcel 057.00, thence;

7. With the South line of Gary, North 71 degrees 10 minutes 23 seconds East, a distance of 928.47 feet to an iron pin, said iron pin being the Northeast corner of the property herein described, and said iron pin being on the line of Hawkins, Map 059.00 Parcel 216.00, thence;

8. With the East line of the property herein described and with the West line of Hawkins and with the West line of Fearing Map 059-00 Parcel 039.03, South 25 degrees 03 minutes 09 East, a distance of 174.73 feet to an iron pin, said iron pin being on the East line of the property herein described, and said iron pin being the Southwest corner of Fenning, and said iron pin being on the North line of Barnes, Map 059-00 Parcel 038.00, thence;

9. With the North line of Barnes Map 059-00 Parcel 038.00, South 69 degrees 51 minutes 09 seconds West, a distance of 40.94 feet to a fence post, said fence post being the Northwest corner

of Barnes, and said fence post being in the East line of the property herein described, thence;

10. Passing three lots, Barnes, Antione, Map 059.00 Parcel 037.00, and Singer, Map 059-00 Parcel 036.00, and With the East line of the property herein described, South 18 degrees 02 minutes 27 seconds East, a distance of 303.08 feet to a fence corner, Said fence corner being the Southwest corner of Singer and being an East corner of the property herein described, thence;

11. With the North line of the properly herein described and the South line of Singer, North 70 degrees 23 minutes 41 seconds East, a distance of 248.26 feet to a fence post, said fence post being on the West margin of Buena Vista Pike, and said corner being the Southeast corner of Singer (036.00 thence),

12. With the West margin of Buena Vista Pike, South 17 degrees 59 minutes 58 seconds East distance of 100.51 to an iron pin, the beginning containing 389691 Square feet or 8.946 acres more of less according to a survey dated October 03, 2016 by Jesse E. Walker RLS., PE.

Being the same property conveyed to 4927 Buena Vista, LLC, a Tennessee Limited Liability Corporation by Warranty deed from Mark Phillip Singer, a married man of record in Instrument No. 20161121-0122770 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 21, 2016.

This is property more commonly known as 4927 Buena Vista Pike, Nashville, TN 37218.

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

