Karen Johnson Davidson County
Batch# 632674 DEEDWARR
05/10/2021 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20210510-0062662

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $650,000.00 _____ Affiant Subscribed and sworn to before me, this 5 day of May, 2021. _____ Notary Public My Commission Expires: _____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Jim Higgins and Candace Higgins 525 Fourth Ave S Nashville, TN 37210	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 093-14-0-606.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIVISION STREET INVESTMENT PARTNERSHIP, A LIMITED PARTNERSHIP FORMED UNDER THE LAWS OF TENNESSEE** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JIM HIGGINS AND CANDACE HIGGINS,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

***See* Exhibit A**

This is unimproved property commonly known as: **630 Division Street, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2021.

DIVISION STREET INVESTMENT PARTNERSHIP, LP

By: Jim Roberts, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jim Roberts, 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 Authorized Representative of DIVISION STREET INVESTMENT PARTNERSHIP, LP the within named bargainer, a Tennessee limited partnership and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 3rd day of May, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 75, 76 & 77 of Ewing & Wetmore, as of record in Plat Book 14, Pages 202 & 203, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Division Street, and the southwesterly right-of-way line of CSX Transportation Railroad;

Thence leaving the southwesterly right-of-way line of CSX Transportation Railroad, with the northerly right-of-way line of Division Street, South 87 deg 20 min 12 sec West, 91.88 feet to a pk nail set, at a corner common with the property of Lot 1 of Section One Hundred Sixteen, Edgehill Estates, as of record in Plat Book 5060, Page 17, at the Register's Office for Davidson County, Tennessee, also being the property of Tonaquint, Inc., as of record in Instrument Number: 20080206-0012545, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Division Street, with the westerly property line of said Lot 1, North 01 deg 54 min 57 sec West, 86.43 feet to an existing iron rod in the southwesterly right-of-way line of CSX Transportation Railroad;

Thence with the southwesterly right-of-way line of CSX Transportation Railroad, South 49 deg 03 min 49 sec East, 125.31 feet to the POINT OF BEGINNING. Containing 3,970 square feet or 0.091 acres more or less.

The above description is according to an ALTA/NSPS Land Title Survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated January 29, 2020, last revised February 19, 2020, and designated as Job No. 20012.

BEING the same property conveyed to DIVISION STREET INVESTMENT PARTNERSHIP, A LIMITED PARTNERSHIP FORMED UNDER THE LAWS OF TENNESSEE, by deed from CSX TRANSPORTATION, INC., A VIRGINIA CORPORATION, dated May 13, 2019, of record in Instrument No. 20190524-0049389, said Register's Office.

True Copy Certification

I, Margaret Philpott, 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23