**THIS INSTRUMENT PREPARED BY:**

**Paul F. Soper, Esq.**
**2323 21st Avenue S, Ste. 502**
**Nashville, Tennessee 37212**

Karen Johnson Davidson County
Batch# 708759 DEEDWARR
09/01/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210901-0117921

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| Thistle Farms, Inc.<br>200 24th Ave S<br>Nashville, TN 37240 | Same as New Owner | 08111043400 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFF MIDDLEBROOKS AND EDWARD MARTIN** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **THISTLE FARMS, INC., A TENNESSEE NON-PROFIT CORPORATION** ("Grantee" herein), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot(s) 184, as shown on the map entitled D.T. McGavock, Wetmore and others Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to JEFF MIDDLEBROOKS, A MARRIED MAN AND EDWARD MARTIN, A MARRIED MAN, by deed from FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20151231-0131749, dated December 30, 2015, said Register's Office.**

This is improved property known as: 1701 B 12th Ave., N., Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever and GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its Successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 30th day of August, 2021.

JEFF MIDDLEBROOKS

EDWARD MARTIN

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **JEFF MIDDLEBROOKS AND EDWARD MARTIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 30th day of August, 2021.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer or value of property (whichever is greater) is **$190,000.00.**

Affiant

Sworn to and subscribed before me this 30th day of August, 2021.

Notary Public

My Commission Expires: 9/7/24

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**Tennessee Certification of Electronic Document**

I, Paul Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/30/21 (date of document).

Affiant Signature

8/30/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/7/21

NOTARY'S SEAL

