Karen Johnson Davidson County
Batch# 726153 DEEDWARR
09/29/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $4,486.25
20210929-0130755

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736492**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,212,500.00. Affiant Subscribed and sworn to before me, this 24th day of September, 2021. Notary Public My Commission Expires:

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lockeland Place Partners, GP 204 South 11th Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083 09 0 235.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert D. Pierce and Jean M. Pierce, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lockeland Place Partners, GP, a Tennessee General Partnership,** ("Grantees"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, 7th, formerly the 18th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 52 on the Plan of East Edgefield Addition, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 50 feet on the Easterly side of South 11th Street, formerly Smith Avenue, and runs back between parallel lines, with the Southerly margin of Holly Street, 170 feet to an alley.

Being the same property conveyed to Robert D. Pierce and wife, Jean M. Pierce, by Warranty Deed from Metropolitan Development and Housing Agency, of record in Book 8934, Page 710, in the Register's Office of Davidson County, Tennessee, dated April 30, 1993 and recorded on May 03, 1993.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East Edgefield Plan, as recorded in Plat Book 21, Page(s) 147.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book, 8421, Page 605.

This is improved property located at 121 South 11th Street Nashville TN 37206

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

And Grantor covenants that it is 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, its 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 24th day of September, 2021.

Robert D. Pierce

Jean M. Pierce

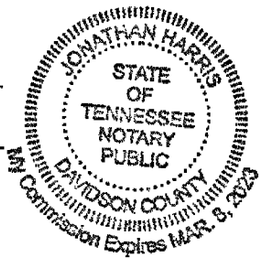
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert D. Pierce and Jean M. Pierce, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2021.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/28/2021 (date of document).

Affiant Signature

09/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025