WARRANTY DEED

Karen Johnson Davidson County
Batch# 767559 DEEDWARR
12/03/2021 02:47:05 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20211203-0160918

LR-BHS-21-3307-3309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Capital Partners, LLC	**Centejas Investments, LLC**	
(NAME)	(NAME)	**133-01-0-217.00**
401 Brentwood Pointe	**200 Bartlett, Ste, 106**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**El Paso, TX 79912**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL E. COLLIER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE CAPITAL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

3309 Mays St

Land in Davidson County, Tennessee, being all of Lot No. 439 on the Map of Sunrise Heights, Second Plan, of record in Book 421, Page 46, Register's Office for said County.

Said Lot and part of said Lot fronts together 93 feet on the Westerly side of Mays Avenue and run back 145 feet, more or less on the North line and 136.2 feet, more or less, on the South line, to an alley on which it measures 93.6 feet, more or less.

Being the same property conveyed to Michael E. Collier by Warranty deed from B. B. Doubleday, Jr., married of record in Instrument No. 200209230116014 Register's Office for Davidson County, Tennessee, dated September 05, 2002 and recorded on September 23, 2002.

This conveyance is subject to:
- Taxes for the year 2021, which are due and payable October 1, 2021, but not delinquent until March 1, 2022, RE: 133-01-0-216.00 and 133-01-0-217.00
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3309 Mays St, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th DAY OF NOVEMBER, 2021.

Michael E. Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL E. COLLIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212