Karen Johnson Davidson County
Batch# 769547 DEEDWARR
12/08/2021 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20211208-0162449

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $665,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December 2021. Notary Public My commission expires: 01-06-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Peter Lund	Same as new owner	**083-03-0-136.00**
1300 Riverside Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Wildcat Lending Fund Two, LP, a Texas limited partnership

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Peter Lund, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the South 1/2 of Lot No 17 on the Map of Minnie E. Martins Subdivision, of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the Westerly side of Riverside Drive and runs back between parallel lines, along the Northerly margin of Carter Street, 105 feet to a 12 foot alley in the rear.

Being the same property conveyed to Wildcat Lending Fund Two, LP by Substitute Trustee's deed from Lewis Thomason, King, Krieg and Waldrop, P. C., Substitute Trustee of record as Instrument No. 20200714-0077117, Register's Office for Davidson County, Tennessee.

This is improved property known as **1300 Riverside Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of November, 2021.

Wildcat Lending Fund Two, LP, a Texas limited partnership

By: _____

Kai Chandler, Member

STATE OF TEXAS
COUNTY OF Collin

MICHELE MOORE
Notary Public, State of Texas
Comm. Expires 06-02-2025
Notary ID 11396759

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Kai Chandler, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member and Authorized Signor on behalf of Wildcat Lending Fund Two, LP, the within named bargainor, a Texas limited partnership, and that he as such Member and Authorized Signor executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as a Member and Authorized Signor.

Witness my hand and official seal this 29th day of November, 2021.

_____
Notary Public

My Commission Expires: 6/2/2025

LTC File No. 21-000470-528

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **November 29, 2021**.

Affiant Signature

11-29-2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **November**, 20 21.

Notary's Signature

My Commission Expires: 4/26/2025

Notary's Seal (if on paper)

