Karen Johnson Davidson County
Batch# 909200 DEEDWARR
08/29/2022 10:04:22 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220829-0097008

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Phillip D. Hayes
401 South 17th Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 083
GROUP 14 0
PARCEL 309.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Phillip D. Hayes**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 50 in the Edgefield Land Company's First Subdivision in the Eighteenth District now a part of East Nashville, a plan of which is of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 50 feet on the East side of South Seventeenth Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Southeastern Investments IV, LLC, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee, for Athens Title & Escrow, LLC, Trustee, dated May 6, 2022 and filed of record May 12, 2022 in Instrument No. 20220512-0054965, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Edgefield Land Company First Subdivision, of record in Book 57, Page 130, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 401 South 17th Street, Nashville, Tennessee 37206. Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip D. Hayes, his heirs and assigns, forever, and, GRANTOR does covenant 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 warrants that

the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind 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.

WITNESS our hands this the 23rd day of August 2022.

Southeastern Investments IV LLC., a Tennessee Limited Liability Company

Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 23rd day of August 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $420,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of August 2022.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~ January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY