Karen Johnson Davidson County
Batch# 918309 DEEDWARR
09/19/2022 11:13:59 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20220919-0104044

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

ADDRESS NEW OWNER:
Deborah F. Patton
2405 Lloyd Ave
Nashville, TN 37218
MORTGAGEE

SEND TAX BILL TO:
SAME AS OWNER

MAP 070
GROUP 05 0
PARCEL 006.00

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 **Four Walls and A Roof, LLC**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows:

BEING part of lot No. 17 on the plan of H.E. Simpkins Division of the L.G. Curtis Lands, as of record in Book 547, Page 39, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the Westerly margin of Lloyd Avenue, being the Southeast corner of this tract and the Northeast corner of the John Burrough tract of record in Book 5308, Page 414, Register's Office Davidson County, Tennessee; thence with said Burrough's line N 65 degrees 15 minutes W 530.00 feet to a point in Fred Stroud's Easterly line; thence with Stroud's N 50 degrees 00 minutes E 100.0 feet to appoint; thence running S 62 degrees 45 minutes E 471.9 feet to an iron pin in the Westerly margin of Lloyd Avenue, and being the Southeasterly corner John Banhardt, Jr., property; thence with said road margin S 12 degrees 00 minutes W, 72.0 feet to the point of BEGINNING.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from Brock 7 Scott, PLLC, as Substitute Trustee for Aspen Title & Escrow, LLC, Trustee, dated July 11, 2022 and filed of record July 18, 2022 in Instrument No. 20220718-0082021, 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 H.E. Simpkins Division of L.G. Curtis Lands, of record in Book 547, Page 39, 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 2405 Lloyd Avenue, Nashville, Tennessee 37218.

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 Four Walls and A Roof, LLC, its successors 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, its successors 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 9th day of September 2022.

Southeastern Investments IV LLC., a Tennessee Limited Liability Company

Maker

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 9th day of September 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 $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of September 2022.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY