WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/16 13:47 3 pgs
Fees:18.00 Taxes:2589.63
20160930-0103413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF September, 2016

Notary Public

MY COMMISSION EXPIRES: 5/27/19
(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2016-1226

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUSTIN BIRKMEYER	Bank of America	094-02-0-191-00
(NAME)	(NAME)	
1907 Electric Ave	4500 Amon Carter Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN37206	Ft Worth TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charlie Three, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN BIRKMEYER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 41 on the Plan of United Electric Railway's Addition to East Nashville of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 40 feet on the northerly side of Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Maxwell Holdings, LLC, a Tennessee limited liability company by quitclaim deed from Eve McMurray Maxwell of record in Instrument No. 20101001-0078733 Register's Office for Davidson County, Tennessee, dated 09/30/2010 and recorded on 10/01/2010.

AND

Being the same property conveyed to Charlie Three, LLC by warranty deed from Maxwell Holdings, LLC, a Tennessee limited liability company, dated 10/14/2015 and filed in Instrument No. 20151019-0106075, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. 2016 tax a lien on 01/01/2016 but not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee. Restrictive Covenant for Detached Structure shall not be used as

living quarters, for commercial activity or any unse incongruous with the current zoning regulations filed in Instrument No. 20160304-0021022, Register's Office of Davidson County, Tennessee.

This property, known as 1907 Electric Ave, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 26th DAY OF September 2016.

Charlie Three, LLC

BY: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of Sept, 2016.

_____
Notary Public

My commission expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5/21/19