WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Danny L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-17
(AFFIX SEAL)

RUTHERFORD COUNTY BETH ENGLAND STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew R. Johnstone	Farmington Mortgage Bank	091110F00400CO
(NAME)	(NAME)	
5003 Indiana Ave. Unit A	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Nashville Development Group, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew R. Johnstone, unmarried , 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 UNIT A, LOTS 906 AND 908 OF BLOCK 126, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE DEVELOPMENT GROUP, LLC BY QUITCLAIM FROM COLE GOODRUM, WILLIAM SNEED, JR., ADAM SNEED, AND DAVID HOFSTETTER, DATED APRIL 2, 2015, OF RECORD IN INSTRUMENT NO. 20150402-0029159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO COLE GOODRUM, WILLIAMS SNEED, JR., ADAM SNEED, AND DAVID HOFSTETTER, BY WARRANTY DEED FROM CAROLE HARRAH, DATED AUGHST 25, 2014, AND OF RECORD IN INSTRUMENT NO. 20140902-0079691, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5003 INDIANA AVE., UNIT , NASHVILLE, TENNESSEE 37209.

BILL GARRETT, Davidson County
Trans:T20160095983 DEEDWARR
Recvd: 10/31/16 11:45 2 pgs
Fees:13.00 Taxes:1035.63
20161031-0114783

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 5003 Indiana Ave. Unit A Nashville TN 37209
(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 our hands 10/26/16.

Nashville Development Group, LLC

M.M.

Adam Sneed, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Adam Sneed, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of Nashville Development Group, LLC, the within named bargainor, a limited liability company, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Nashville Development Group, LLC by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of October, 2016.

Notary Public

My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018