Davidson County	DEEDWARR
Recvd: 01/23/17 09:53	3 pgs
Fees:18.00 Taxes:1350.50	
20170123-0006902	

WARRANTY DEED

KIMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-14-17
(AFFIX SEAL)

O-SOI-16-838A-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicolas Reitzin	New Owner	
(NAME)	(NAME)	
838 A North 2nd Street		**082-03-0C-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STRATEGIC OPTIONS INTERNATIONAL, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLAS REITZIN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 838 North 2nd Street Townhomes, a Horizontal Property Regime of record as Instrument No. 20150526-0047870 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Strategic Options International, LLC by Special Warranty deed from TriStar Bank, a Tennessee banking corporation of record in Instrument No. 20131008-0105783 Register's Office for Davidson County, Tennessee, dated October 08, 2013 and recorded on October 08, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150526-0047870, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 86, Register's Office for Davidson County, Tennessee;
- ROW of North 2nd Street, aka Harris Street and an alley;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **838 A North 2nd Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF JANUARY, 2017.

Strategic Options International, LLC

BY: _____
Myron Dowell
Managing Member

STATE OF VA

COUNTY OF alexandria

Before me, the undersigned Notary Public, personally appeared MYRON DOWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of STRATEGIC OPTIONS INTERNATIONAL, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 18th of January, 2017.

_____
Notary Public
My Commission Expires: 4/30/2020
(SEAL)
#347285

DAVID SCOTT SAUTER
NOTARY PUBLIC
REG. #347285
MY COMMISSION EXPIRES
COMMONWEALTH OF VIRGINIA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

