WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $767,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20170017519 DEEDWARR
Recvd: 03/01/17 08:59 2 pgs
Fees:13.00 Taxes:2839.75
20170301-0020031

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Barry Trotz and Kimberly Prokopchuk-Trotz	NEW OWNER 718 N Highland St	118 01 0 380.00
(NAME) 2402 9th Avenue South	(NAME) Arlington, VA 22201	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Sixty-Seven Thousand Five Hundred And No/100 Dollars ($767,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dublin Ventures, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barry Trotz and Kimberly Prokopchuk-Trotz, husband and wife**, 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 Lot No. 9 on the Map of Edgar C. Allen's Subdivision of Lot No. 7 on the W.W. Henry tract, as of record in Book 974, Page 28, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Said Lot No. 9 fronts 50 feet 4 inches on the easterly side of 9th Ave., South and runs back between lines, 135 feet on the northerly line and 164 feet 6 inches on the southerly line, to the westerly line of a 5 foot ditch, on which is measures 70 feet 2 inches.

Being the same property conveyed to Dublin Ventures, LLC by Warranty Deed from Barry Gregory, married dated March 4, 2016 and recorded March 7, 2016 as Instrument No. 20160307-0021525, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-170513SSO

unimproved ☐
This is improved ☒ property, known as 2402 9th Avenue South, Nashville, TN 37204

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, has 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 this the 27th day of February, 2017

Dublin Ventures, LLC
BY: _____ member
Julie Jenkins
Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

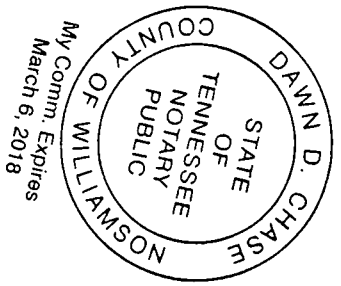
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Julie Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Authorized Member of Dublin Ventures, LLC, the within named bargainor, a Limited Liability Company, and that she as such Authorized Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2017.

_____
Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-170513SSO