J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $194,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 2017.

Notary Public

My commission expires:

BILL GARRETT, Davidson County
Trans:T20170021128 DEEDWARR
Recvd: 03/13/17 09:28 3 pgs
Fees:18.00 Taxes:717.80
20170313-0024198

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael T. Davis and Nora L. Mata Davis	Michael and Nora Davis	105-01-0A-007.00-CO
1005 13th Ave S. Unit # 7	332 Vaughn St	—
Nashville, TN 37212	Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

O Brothers, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael T. Davis and Nora L. Mata Davis, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Unit No. 7 on the Plan of St. Augustine Court Townhomes, a Planned Unit Development of record in Exhibit "A-2" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050405-0037321, 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 the same property conveyed to O Brothers, LLC by Quitclaim Deed from Brian Bandler, Married, of record as Instrument No. 20050809-0094480 Register's Office for Davidson County, Tennessee.

This is improved property known as 1005 13th Ave S. Unit # 7, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown in Exhibit "A-2" of record as Instrument No. 20050405-0037321 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of March, 2017.

O Brothers, LLC

BY: James Evans
James Evans, Member

STATE OF _____

COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared James Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of O Brothers LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he, as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal this 7th day of March, 2017.

SEE ATTACHED NOTARIZED CERTIFICATE
Date: 03/07/2017
Initial: _____

_____
Notary Public
My Commission Expires: _____

SolomonParks File No. 817027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not

State of California,
County of Los Angeles, ss

On 03/07/2017, before me, JC JOOCHANG LEE, Notary Public,

personally appeared, James Evans
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JC JOOCHANG LEE
COMM. # 2034466
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. AUG. 20, 2017

Signature of Notary Public

(Notary Seal)

OPTIONAL INFORMATION

- Title or description of the attached document: Warranty Deed
- Number of Pages: _____ Document Date: _____