Davidson County	DEEDWARR
Recvd: 04/25/17 12:28	3 pgs
Fees:18.00 Taxes:1455.95	
20170425-0040501	

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of April, 2017, by and between Arthur Avenue, LLC, a Tennessee Limited Liability Company, party of the first part, and Stephanie Stratford, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Unit B, of that Declaration of Covenants, Conditions and Restrictions for The Arthur Avenue Townhomes Pahse II, a Horizontal Property regime with Private Elements recorded at Instrument No. 20150911-0092657, in the Register's Office of Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Arthur Avenue Townhomes Phase II, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150911-0092657, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being all or part of the same property conveyed to Arthur Avenue, LLC by virtue of that certain Quit Claim Deed dated September 8, 2015, and being of record at Instrument No. 20150911-0092655 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. Instrument No. 20150911-0092657 in the Register's Office of Davidson County, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Arthur Avenue, LLC
By: Robert Hudson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Robert Hudson, 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 of Arthur Avenue, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Arthur Avenue, LLC by himself as Member.

WITNESS my hand and official seal at office this 21st day of April, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Stephanie Stratford

Tax Parcel No 081120Z00200CO

Property Address: 1540 Arthur Ave
Nashville, TN 37208

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF

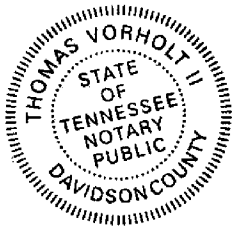
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $393,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of April, 2017.

Notary Public

My Commission Expires: 8-4-20



True Copy Certification

I, Thomas Vorholt II, 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 Davidson

Personally appeared before me J. Carla Ikard, a notary public for this county and state, Thomas Vorholt, II 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: 1-8-19
Notary' Seal (if on paper)

J. CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY