NEW OWNER:

Peter J McAndrew
Kelly A Riedinger
2432 Inga Street
Nashville, TN 37206

SEND TAX BILLS TO:

Gardner Financial Services, LTD,
dba Legacy Mutual Mortgage
3503 Paesanos Pkwy
San Antonio, TX 78231

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0253 JM

Parcel ID #:072-13-0-118.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 05/18/17 14:44 4 pgs
Fees:23.00 Taxes:1420.80
20170518-0049588

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Four Thousand and 00/100 Dollars** ($**384,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PETER J. MCANDREW AND KELLY A. RIEDINGER, a married couple** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Inga Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160614-0060096, and being shown on Plat attached thereto as Exhibit "B", 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 508 Investors, LLC by Warranty Deed from The Twin Team, LLC, a Tennessee limited liability company of record in Instrument No. 20150729-0074692 Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on July 29, 2015.

Being a portion of the same property conveyed to 508 Investors, LLC by Warranty Deed from The Twin Team, LLC, a Tennessee limited liability company of record in Instrument No. 20150729-0074693 Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on July 29, 2015.

This is IMPROVED property also known as 2432 Inga Street Nashville, TN 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **May, 2017.**

508 INVESTORS, LLC

5.17.17

Theodore J. Bertuca, Authorized Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Theodore J. Bertuca**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **President** of, **508 Investors, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 17th day of **May, 2017.**

Tammy A Nowitsky

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOWITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **384,000.00** .

AFFIANT

Sworn to and subscribed to before me this 17th day of **May, 2017**.

NOTARY PUBLIC

My commission expires: 01-07-2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

