This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17061

BILL GARRETT, Davidson County
Trans:T20170053518 DEEDWARR
Recvd: 06/22/17 10:48 4 pgs
Fees:23.00 Taxes:3607.50
20170622-0062900

Send Tax Bills To:
New Owner

New Owner is:
Nashville Now Investments, LLC
9265 Carrisbrook Lane
Brentwood, TN 37027

MAP: 117-07-0

PARCEL: 144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Teresa Susan Ubico, unmarried, and Allison Ubico Wolverton, n/k/a Allison Gardiner, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nashville Now Investments, LLC**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3421 Amanda Avenue, Nashville, TN 37215**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of the northerly part of Noel's Subdivision of Watkins Grove, as of record in Book 547, Page 156, Register's Office for said County.

Said Lot No. 74 fronts 200 feet on the westerly side of Amanda Street and runs back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Teresa Susan Ubico and Allison Ubico Wolverton, as tenants in common, by Quitclaim Deed from Michael L. Brown and Teresa Susan Ubico, as Successor Co-Trustees of the Mayme Lee Brown Living Trust dated March 29, 1999, said deed dated 7/26/10 and recorded 8/5/10 in Instrument No. 20100805-0061740, as corrected by Deed of Correction dated 10/1/14 and recorded 10/8/14 in Instrument No. 20141008-0093317, in the Register's Office of Davidson County, Tennessee.

Spouse of Allison Ubico Wolverton n/k/a Allison Gardiner having never occupied the subject property as his primary residence.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 20 day of June, 2017.

GRANTOR(S):

Teresa Susan Ubico

TERESA SUSAN UBICO

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Teresa Susan Ubico**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the .

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

WITNESS our hands this 16th day of June, 2017.

GRANTOR(S):

ALLISON UBICO WOLVERTON
N/K/A ALLISON GARDINER

ACKNOWLEDGEMENT

STATE OF Virginia
COUNTY OF Fairfax

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Allison Ubico Wolverton, n/k/a Allison Gardiner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: 12/31/20

STEPHANIE MAYS-PRUE
Notary Public
Commonwealth of Virginia
Registration No. 7683296
My Commission Expires Dec 31, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$975,000.00**.

AFFIANT

SWORN TO and subscribed before me this 20th day of June, 2017.

NOTARY PUBLIC
My commission expires: 7/6/2020

KRISTI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020