Return to:

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 092020C00200CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Alison Egan and Andrew Egan
2413 B Scovel Street
Nashville, TN 37208

SEND TAX BILLS TO:

Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **2507 SCOVEL STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **ALISON EGAN AND ANDREW EGAN, WIFE AND HUSBAND**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, being Unit B, THE TWO ON SCOVEL, PHASE ONE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160107-0001720, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion the same property conveyed to 2507 Scovel Street, LLC, a Tennessee limited liability company, by Warranty Deed from Renee Y. Somers, an unmarried person, dated August 31, 2015, appearing of record in Instrument Number: 20150901-0088888, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Charter of 2507 Scovel Street HOA of record in Instrument Number: 20150609-0053928; and the Declaration of Covenants, Conditions and Restrictions of 2507 Scovel Street, Phase One, of record in Instrument Number: 20160107-0001720, all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 2413 B Scovel Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20170055745 DEEDWARR
Recvd: 06/29/17 12:31 2 pgs
Fees:13.00 Taxes:1146.63
20170629-0065561

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27th day of June, 2017.

2507 SCOVEL STREET, LLC

MEMBER: TITUS YOUNG REAL ESTATE, LLC

BY: _____
DWAYNE J. WOOTSON, Member Manager

MEMBER: GRANT VENTURES, LLC

BY: _____
LOUISE GRANT, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, a Notary Public of Said County and State, personally appeared **Dwayne J. Wootson**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member Manager** of **Titus Young Real Estate, LLC, which is a member of 2507 Scovel Street., LLC**, the within named bargainor, and that he as such **Member Manager of Titus Young Real Estate, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Titus Young Real Estate, LLC which is a Member 2507 Scovel Street, LLC** by himself as **Member**.

WITNESS my hand and official seal at office, this 27th day of June, 2017.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, a Notary Public of Said County and State, personally appeared **Louise Grant**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be one of the **Members** of **Grant Ventures, LLC, which is a member of 2507 Scovel Street, LLC**, the within named bargainor, and that she as such **Member of Grant Ventures, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Grant Ventures, LLC which is a Member of 2507 Scovel Street, LLC** by herself as **Member**.

WITNESS my hand and official seal at office this 27th day of June, 2017.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$309,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 27th day of June, 2017.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20