WARRANTY DEED

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July 2017.

Notary Public

MY COMMISSION EXPIRES: (APFIX SEAL) 3-8-2021

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lawrence Simonetti	CMG Mortgage, Inc.	105030K01200CO
(NAME)	(NAME)	
1240 2nd Ave. S. Unit 12	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/07/17 08:20 2 pgs
Fees:13.00 Taxes:1812.63
20170807-0080179

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Dwell Investment Group, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence Simonetti and Gloria L. Simonetti, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in Davidson County, Tennessee, being described as follows:

UNIT NO. 12 AS SHOWN ON THE PLAN OF DWELL LOFTS-2ND AVE. SOUTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS HAVING BEEN ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DWELL LOFTS-2ND AVE SOUTH OF RECORD IN INSTRUMENT NO. 20160111-0002907, REGISTER'S OFFICE FOR DAVIDSON DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO Dwell Investment Group, LLC, A TENNESSEE LIMITED LIABALITY COMPANY, FROM LAND DEVELOPMENT.COM, LLC, A TENNESSEE LIMITED LIABALITY COMPANY, BY WARRANTY DEED, DATED DECEMBER 31, 2015, OF RECORD AS INSTRUMENT NO20151210-0124306, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED TO LAND DEVELOPMENT.COM, LLC, A TENNESSEE LIMITED LIABALITY COMPANY BY DEED FROM ASM PARTNERS, LLC, DATED 10/09/2015 OF RECORD AS INSTRUMENT NO 20151023-0108011, SAID REGISTER OFFICE.

ALSO, BEING THE SAME PROERTY CONEVEYED TO ASM PARTNERS, LLC FROM JAMES RICKY HINES, DATED 09/22/2014, OF RECORD AS INSTRUMENT NO 20140924-0087819, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 1234 SECOND AVE, UNIT 12, NASHVILLE TN 37210.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	1240 2nd Ave. S. Unit 12 Nashville TN 37210				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 Witness our hands 07/28/17.

auth. agt

Dwell Investment Group, LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Dwell Investment Group, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Dwell Investment Group, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of July 2017.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12.03.19

Notary's Signature