This Instrument Prepared By:
Foundation Title & Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

MAP & PARCEL: 081073B00200CO

BILL GARRETT, Davidson County
Trans:T20170073686 DEEDWARR
Recvd: 08/24/17 09:29 2 pgs
Fees:13.00 Taxes:1220.63
20170824-0086955

NAME & ADDRESS OF NEW OWNER:
Rhoda Wallace
P.O. Box 870685
Stone Mountain, GA 30087

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, **1912 16TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **RHODA WALLACE, UNMARRIED,** "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit 1912B, 1912 16th Avenue North Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1912 16th Avenue North Townhomes of record in Instrument No. 20170202-0011328, 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 part of the same property conveyed to 1912 16th Ave., LLC, a Tennessee limited liability company, by Warranty Deed from Bekhzodkho S. Dusmukhamedov, single, dated June 10, 2015, of record in Instrument No. 20150616-0057040, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1912B 16th Avenue North, 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 Grantee, her 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 Grantee.

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 Grantee, her 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 Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17th day of August, 2017.

1912 16th Avenue, LLC

MEMBER: TITUS YOUNG REAL ESTATE, LLC

BY: _____
DWAYNE J. WOOTSON, Member Manager

MEMBER: GRANT VENTURES, LLC

BY: _____
LOUISE GRANT, Member

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-AA-171912

STATE OF TENNESSSEE)

COUNTY OF DAVIDSON)

Before me, 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 1912 16th Avenue, 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 1912 16th Avenue, LLC** by himself as **Member**.

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

NOTARY PUBLIC
My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, 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 1912 16th Avenue 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 1912 16th Avenue, LLC** by herself as **Member**.

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

NOTARY PUBLIC
My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$329,900.00** 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 17th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY