WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075216 DEEDWARR
Recvd: 08/29/17 10:41 3 pgs
Fees:18.00 Taxes:1905.50
20170829-0088593

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $515,000.00.

Affiant

Subscribed and sworn to me on August 18, 2017.

NOTARY PUBLIC

My Commission Expires: July 2, 2018

RESHEA JONES NOTARY PUBLIC EXPIRES TENNESSEE JULY 2, 2018 DAVIDSON CO., TN

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole, Esq.
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30738

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Maria Alejandra Melendez 407 A 35th Ave. N. Nashville, TN 37209	new owner	092-09-41-001.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Howboutpickles, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Maria Alejandra Melendez**, hereinafter called **"GRANTEES,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit A , as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Homes at 407 35th Avenue North, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160517-0049054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to HOWBOUT PICKLES, LLC, by quitclaim deed from THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE, GENE NOLAND, DIRECTOR, PUBLIC PROPERTY ADMINISTRATION, of record in Instrument No. 20140523-0044744, dated April 30, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been paid prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160517-0049054, said Register's Office.
3. Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160517-004905, said Register's Office.
4. Easements as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160517-004905, said Register's Office.

5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **407 A 35th Avenue North, Nashville, TN 37209.**

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

|SIGNATURES COMMENCE ON FOLLOWING PAGE|

WITNESS my/our hand(s) this 18 day of August, 2017.

Howboutpickles, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder, Member

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Howboutpickles, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Howboutpickles, LLC, a Tennessee limited liability company, by himself as said Member.

Witness my hand and official seal on August 18th, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 7-2-2018

RESHEA JONES NOTARY PUBLIC EXPIRES TENNESSEE JULY 2, 2018 DAVIDSON CO., TN