WARRANTY DEED

Bill Garrett Davidson County
Batch# 23128 DEEDWARR
11/07/2017 10:08:18 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20171107-0114409

J-BR-17-717-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Gomez and Brandon McSwain Kelly Padgett	**New Owner**	
(NAME)	(NAME)	
2616 Paddock Park Dr		**082-07-0-199.00**
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOGIC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL GOMEZ AND BRANDON MCSWAIN AND KELLY PADGETT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Lot 9, on the Plan of TOWNWOOD HOMES SECTION I, as of record in Book 3106, Page 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said lot fronts 19 feet on the Easterly side of Joseph Avenue, and runs back between parallel lines 136 feet to an alley.

Being the same property conveyed to Logic Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Sophos, LLC, a Tennessee limited liability company, of record in Instrument No. 20160509-0045847, in the Register's Office of Davidson County, Tennessee, dated April 21, 2016 and recorded on May 9, 2016.

Being the same property conveyed to Sophos, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Olivia E. Jeffries, unmarried, by Jessie Clinard, her attorney in fact, of record in Instrument No. 20141119-0106680, in the Register's Office of Davidson County, Tennessee, dated November 13, 2014 and recorded November 19, 2014.

Being the same property conveyed to Olivia E. Jeffries, unmarried, by Warranty Deed from Merlyn D. Morrissette, unmarried, of record in Instrument No. 20020510-0057725, in the Register's Office of Davidson County, Tennessee, dated May 3, 2002 and recorded May 10, 2002.

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNWOOD HOMES SECTION I, as recorded in Plat Book 3106, Page(s) 147, in the Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3368, Page 23, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **717 Joseph Ave., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF NOVEMBER, 2017.

Logic Investments, LLC, a Tennessee Limited Liability Company

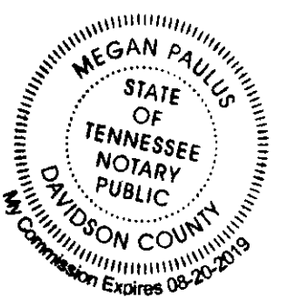
BY: _____
Ashlee Wall
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEE WALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LOGIC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of November, 2017.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212