Bill Garrett Davidson County
Batch# 31648 DEEDWARR
11/30/2017 09:40:30 AM 2 pgs
Fees: $13.00 Taxes: $1,768.23
20171130-0122087

DELANA BOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

STATE OF Davidson
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF November

Notary Public

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

**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 |
|---|---|---|
| ADE 789, LLC | Artemis Real Estate, LLC | 105030K00600CO |
| (NAME) | (NAME) | |
| 1240 2nd Ave S. B6 | 3096 North Dug Gap Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37210 | Dalton, GA 30720 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 ADE 789, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 6B, 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, Condition and Restrictions of Dwell Lofts - 2nd Ave South of record in Instrument Number 20160111-0002907, Register's Office for 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 Liability Company, from Land Development. com, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 31, 2015 of record as Instrument Number 20151210-0124306, Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Land Development. com, LLC, a Tennessee Limited Liability Company by Deed from ASM Partners LLC, dated 10/09/2015 of record as Instrument Number 20151023-0108011, said Register's Office.

FURTHER, being the same property conveyed to ASM Partner, LLC from James Ricky Hines, dated 09/22/2014 and filed of record in Instrument Number 20140924-0087819, said Register's Office.

This is improved property known as 1240 2nd Avenue, Unit B6, Nashville, Tennessee 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. B6 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 10/27/17.

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 27 day of October, 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.

Notary's Signature

My Commission Expires: 12.03.19