NEW OWNER:

Amanda Jane Windsor
1623 B Chase Street
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0752 FR

Parcel 072-10-4-C-002.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 42628 **DEEDWARR**
12/29/2017 09:39:49 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20171229-0132213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Five Thousand and 00/100 Dollars** (**$375,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **AMANDA JANE WINDSOR, unmarried woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 1623 Chase Street Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170112-0003731, 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 portion of the same property conveyed to Southern Spaces, LLC, a Tennessee Limited Liability Company by Warranty deed from Rosa L. Mathers, unmarried of record in Instrument No. 20160902-0092617 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 2, 2016.

Being a portion of the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company by Warranty Deed from Southern Spaces, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161024-0112030 Register's Office for Davidson County, Tennessee, dated October 20, 2016 and recorded on October 24, 2016.

Being improved property also known as 1623 B Chase Street Nashville, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **December, 2017**.

508 Investors, LLC

BY: Ted Bertuca
ITS: Managing Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Ted Bertuca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Managing Member of 508 Investors, LLC, the within-named guarantor, and as such authorized officer, being given authority to do so, that he executed the within instrument for the purposes therein contained, on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 22nd day of **December, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **375,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of **December, 2017**.

NOTARY PUBLIC

My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Summer County
My Commission Expires June 19, 2018