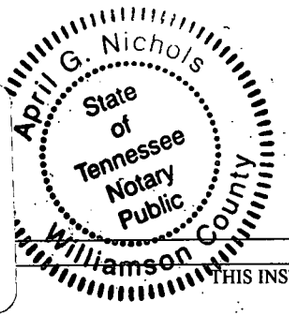
RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $.369,900.00

Affiant

Subscribed and sworn to me on January 8, 2018.

NOTARY PUBLIC

My Commission Expires: 6-30-2019

Bill Garrett Davidson County
Batch# 50567 DEEDWARR
01/23/2018 02:53:58 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63
20180123-0007032

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31198

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew Bowden 605 Snyder Avenue Nashville, TN 37209	Same Address As New Owner	091-10-0M-004.00-CO

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, Nuck & Beal, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Andrew Bowden, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit D, on the Plan of Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161122-0123201 as amended by The First Amendment To The Declaration Of Covenants, Conditions and Restrictions For Robertson Avenue Townhomes A Horizontal Property Regime With Private Elements of record in Instrument # 20171229-0132412, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Nuck & Beal, LLC by Warranty Deed from Richard Lee Griffiths, married and Robert E. Griffiths, unmarried of record in Instrument No. 20150202-0009632 Register's Office for Davidson County, Tennessee and recorded on February 02, 2015.

Being a portion of the same property conveyed to Nuck & Beal, LLC, a Tennessee limited liability company by Quitclaim Deed from Nuck & Beal, LLC, a Tennessee limited liability company of record in Instrument No. 20161114-0119696 Register's Office for Davidson County, Tennessee and recorded on November 14, 2016.

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

1. 2018 Davidson County taxes which have been prorated by the parties and are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161122-0123201 as amended by The First Amendment To The Declaration Of Covenants, Conditions and Restrictions For Robertson Avenue Townhomes A Horizontal Property Regime With Private Elements of record in Instrument # 20171229-0132412, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
4. 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 605 Snyder Avenue, 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.

WITNESS my/our hand(s) this 8th day of January, 2018.

Nuck and Beal, LLC
A Tennessee Limited Liability Company:

BY: _____ Neal Doherty

It's: President

STATE OF Texas

COUNTY OF Dallas

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Neal Doherty 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 President of NUCK & BEAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal on 1/8/18.

_____
NOTARY PUBLIC

My Commission Expires: 12/15/19

DANIEL ESPINOZA
Notary Public, State of Texas
Comm. Expires 12-15-2019
Notary ID 130468938