WARRANTY DEED

Bill Garrett Davidson County
Batch# 53136 DEEDWARR
01/30/2018 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20180130-0009438

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $389,900.00.

Affiant

Subscribed and sworn to me on January 29, 2018

NOTARY PUBLIC

My Commission Expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole, Attorney
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31192

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL #
Victoria Alston 5800 Robertson Avenue Nashville, TN 37209	First Community Mortgage 262 Robert Rose Dr, Ste 101 Murfreesboro, TN 37129	091-10-0M-002.00-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 **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Victoria T. Alston and Tadishi J. Morgan, both unmarried, as Joint Tenants with Right of Survivorship**, hereinafter called **"GRANTEES,"** their 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as 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 as of record in Instrument No. 20171229-0132412 and being shown on Plat attached thereto as Exhibit "D", 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 Nuck & Beal, LLC, a Tennessee limited liability company, by Quitclaim Deed from Nuck & Beal, LLC, a Tennessee limited liability company, of record on November 14, 2016 in Instrument No. 20161114-0119696 Register's Office for Davidson County, Tennessee.

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

1. 2018 Davidson County property taxes, which have been 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. 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.
4. The rights of others in and to the common areas and/or elements.
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 **5800 Robertson 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 GRANTOR does covenant with the said GRANTEES that it is 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 GRANTOR does further covenant and bind itself, its successors 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 my/our hand(s) this 29 day of January, 2018.

Nuck & Beal, LLC, a Tennessee limited liability company

BY: _____

William F. Snyder, Managing 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 Managing Member of Nuck & Beal, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of Nuck & Beal, LLC, a Tennessee limited liability company, by himself in his capacity as said Managing Member.

Witness my hand and official seal on January 29, 2018.

_____

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY