NEW OWNER:

Samuel Thomas Yanni
2436 Inga Street
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

Samuel Thomas Yanni
8038 White Marsh Court
Spring, TX 77379

FILE NO: 18-0030 MJ

Space for Recorder's Stamp

Bill Garrett · Davidson County
Batch# 62695 **DEEDWARR**
02/27/2018 10:46:39 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20180227-0018274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Seven Thousand and 00/100 Dollars ($367,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SAMUEL THOMAS YANNI, A SINGLE MAN,** ("Grantee"), his 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 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Inga Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160614-0060096, amended in Instrument No. 20170425-0040448 and being shown on Plat attached thereto as Exhibit "B", 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 part of the same property conveyed to 508 Investors, LLC by Warranty deed from The Twin Team, LLC, a Tennessee limited liability company of record in Instrument No. 20150729-0074693

Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on July 29, 2015.

Being part of the same property conveyed to 508 Investors, LLC by Warranty deed from The Twin Team, LLC, a Tennessee limited liability company of record in Instrument No. 20150729-0074692 Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on July 29, 2015.

Being also known as 2436 Inga Street Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 12th day of **February, 2018**.

508 INVESTORS, LLC

THEODORE J. BERTUCA, PRESIDENT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **THEODORE J. BERTUCA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **THEODORE J. BERTUCA** is the **PRESIDENT** of **508 INVESTORS, LLC, a Tennessee Liability Company**, the within-named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 12th day of **February, 2018**.

NOTARY PUBLIC

My commission expires: 10/26/2021

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **367,000.00** .

AFFIANT

Sworn to and subscribed to before me this 12th day of **February, 2018**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY