(2)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 67457 DEEDWARR
03/09/2018 12:56:03 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20180309-0022517

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $499,900.00.

Affiant

Subscribed and sworn to me on March 10th, 2018.

NOTARY PUBLIC

My Commission Expires: 12/05/2020

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick H. Poole, Attorney
ORTALE KELLY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31345

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Maurilio B. Amorim, Jr. and Mark Hartman 407 B 35th Avenue North Nashville, TN 37209	~~New Owner~~ Wolfe Financial, Inc. 191 H NC Highway 42N Asheboro, NC 27203	092-09-41-002.00-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, **HowBoutPickles, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfers and conveys unto **Maurilio B. Amorim, Jr., unmarried, and Mark Hartman, unmarried, as Tenants-In-Common**, 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 No. B as shown on the Plan of Homes at 407 35th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160517-0049054, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of the property.

Being a portion of the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by Final Decree Confirming Sale to Metropolitan Government of Nashville and Davidson County, Tennessee from The Chancery Court for Davidson County, Tennessee, of record on September 29, 1997 in Book 10640, Page 874, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to HowBoutPickles, LLC by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record on May 23, 2014 in Instrument No. 20140523-0044744, 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 for subsequent years which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Book 332, Page 161, 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 20160517-0049054, 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. Charter of record in Instrument Number 20160517-0049053, in the Register's Office for Davidson County, Tennessee.
5. The Rights of others in and to the common areas and/or elements.
6. 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 407B 35th Avenue North, 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, has 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 5th day of March, 2018.

HowBoutPickles, LLC, a Tennessee limited liability company

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

Witness my hand and official seal on the 5th day of March, 2018.

_____
Notary Public

My Commission Expires: 9.13.2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Please Return To:
Ashworth Law Firm, PLLC
Attn: Ann M. Vanderhoof
237 2nd Avenue South
Franklin, TN 37064