Bill Garrett Davidson County
Batch# 67555 DEEDWARR
03/09/2018 03:19:07 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63
20180309-0022766

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Imperial Home Group, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Amanda Michelle Meek, single and Jennifer Andrea Black, single, as joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, being Unit A of 1607 Porter Avenue, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161006-0105858, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the By-Laws appended to said Declaration, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being a portion of the same property conveyed to Imperial Home Group, a Tennessee limited liability company by deed from Rebecca Brooke Allen, an unmarried individual, dated October 13, 2015, of record in Instrument No. 20151015-0105005, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1607 A Porter Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of March, 2018.

Imperial Home Group, LLC

Sole Member

By: Ben Wright, Sole Member

State of Tennessee)
County of Davidson)

On this 8th day of March, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Ben Wright, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Imperial Home Group, LLC that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Imperial Home Group, LLC, as Sole Member.

KENNETH M BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 429,900.00.

Carmen Coats
Affiant

Sworn and subscribed before me on this the 8th day of March, 2018.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

My Commission Expires:

NEW OWNER:
Amanda Michelle Meek
1607 A Porter Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
NEW AMERICAN FUNDING
14511 MYFORD RD, STE 100
TUSTIN, CA 92780

TAX MAP-PARCEL #:
072-15-2E-001.00