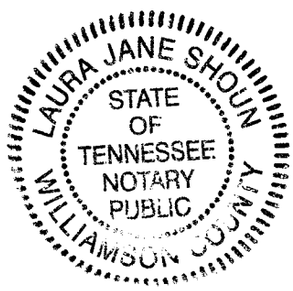
# WARRANTY DEED




Bill Garrett Davidson County
Batch# 79923 DEEDWARR
04/12/2018 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $277.50
20180412-0034313

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$75,000.00.**

Affiant

Subscribed and sworn to before me this 4 day of April, 2018

Notary Public
My Commission expires: 12/14/2020
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| SN Development, LLC | SAME | 133-05-OC 002.00 CO |
| 110 30th Avenue S. | | |
| Nashville, TN 37212-2511 | , | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lex & Co., LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **SN Developments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit No. B on the Plan of Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements having been established by the Master Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161116-0120669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The Easements, restrictive covenants Verities Townhomes, a Horizontal Property Regime with Private elements contained in said Master Declaration, the Plat filed as Exhibit "A" to said Master Declaration appearing of record as Instrument No. 20161116-0120669, and By- Laws appended thereto as Exhibit "C" said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description to said Unit.**

**Being part of the same property conveyed to Lex & Co., LLC by Deed from J. Phillip Jones, Trustee, dated Mar 5, 2015, of record in Instrument No. 20150318-0023419, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $441.70 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-05-OC 002.00 CO.
- Subject to all matters as shown on the Plan of record in Plat Book Instrument, No. 2016116-0120669, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Plat of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee.

This is improved property known as: **502 Veritas Street, Nashville, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this April 4, 2018.

**Lex & Co., LLC**

**By Alex Lipsitz, Member**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex Lipsitz, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Lex & C)., LLC the within name bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 4th of April 2018.

Notary Public

My Commission Expires: 12/14/2020
(SEAL)

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.