WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1655

Bill Garrett Davidson County
Batch# 81098 DEEDWARR
04/16/2018 10:58:52 AM 2 pgs
Fees: $13.00 Taxes: $1,320.90

20180416-0035448

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of March, 2018, by and between Reginald Howard, a married man, party of the first part, and Daniel Frederick Graf, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 1912 B Homes of 1912 9th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes of 1912 9th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160630-0067224, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes of 1912 9th Avenue North, a Horizontal Property regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160630-0067224, and By-Laws appended thereto as Exhibit "C", are incorporated hereby reference and made a part thereof the same as though copied herein for a more complete identification and description of said.

FOR INFORMATION PURPOSES ONLY: 1912 B 9th Avenue North, Nashville, TN 37208

Being all or part of the same property conveyed to Being a portion of property conveyed to Reginald Howard by virtue of that certain Quit Claim Deed dated November 4, 2016, and being of record at Instrument No. 20161123-0123904 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to DOT Trust by virtue of Special Warranty Deed dated May 28, 2009 at Instrument No. 20090629-0060087 in the said Register's Office.

Seller warrants that this property is not his primary residence and that said property has been used for investment purposes only.

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(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Charter of record in Instrument Number 20160630-0067227, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Reginald Howard

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Reginald Howard with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Property Owner & Address: Daniel Frederick Graf

Tax Parcel No 081081D00200CO
Property Address: 1912 B 9th Ave N
Nashville, TN 37208

MAIL TAX BILLS TO: Navigator Lending Solutions
3000 Gulf to Bay Blvd, 208
Clearwater FL 33759

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $357,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of March, 2018.

Notary Public

My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019