Bill Garrett Davidson County
Batch# 82798 DEEDWARR
04/19/2018 10:09:56 AM 2 pgs
Fees: $13.00 Taxes: $1,252.08
20180419-0036932

# WARRANTY DEED

COUNTY OF DAVIDSON EMILY MARGARET CROWDER TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-5-2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| **Adam E. Goble and Mayra Tucunduva-Goble** | **JP Morgan Chase Bank N.A.** | 07108041900 |
| (NAME) | (NAME) | |
| 349 Queen Avenue | 1111 Polaris Parkway | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Columbus, OH 43240-2050 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bedrock Global Capital, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Adam E. Goble and Mayra Tucunduva-Goble, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 10 on the Resubdivision of Lots 9 & 10 of the Queen Avenue Resubdivision of J.B. Haynies Oriental Plan, of record in Plat Book 6050, page 398, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Bedrock Global Capital, LLC, a Delaware limited liability company by Warranty Deed from Urbangate Properties, LLC, a Tennessee limited liability company recorded on May 9, 2017, of record in Instrument No. 20170509-0045999, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All matters appearing on the Plan of record in Book 6050, Page 398, and also subject to Book 6200, Page 625 (3) Charter of record in Instrument No. 20170616-0060691. (4) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 349 Queen Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenants 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 further covenants and binds itself, it's 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 hands this 17th day of April, 2018.

BEDROCK GLOBAL CAPITAL, LLC

J. Trent Lehman, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an authorized agent of Bedrock Global Capital, LLC and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as authorized agent.

WITNESS my hand and seal this 18th day of April, 2018.

Notary Public
My Commission Expires: 5-5-2020

EMILY MARGARET CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

File No.: 12520