WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 83027 **DEEDWARR**
04/20/2018 09:37:36 AM 2 pgs
Fees: $13.00 Taxes: $1,491.10

20180420-0037285

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kristopher Quinn Kirby and Katherine Nisbet Kirby	new owners	104140Q00100C0
(NAME)	(NAME)	
2800 Marlin Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **2800 Marlin, LLC, A Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristopher Quinn Kirby and Katherine Nisbet Kirby, Husband and Wife**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, as follows, to-wit:

Being Unit A on the Declaration of Covenants, Conditions and Restrictions for Homes At 2800 Marlin Avenue, A Horizontal Property Regime with Private Elements, recorded on February 13, 2017, of record in Instrument No. 20170213-0014576, Register's Office for Davidson County, Tennessee.

This is improved property known as 2800 Marlin Avenue, Unit A, Nashville, TN 37215.

Being part of the same property conveyed to 2800 Marlin, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alvarine B. Hartwell, of record in Instrument No. 20160418-0037403, Register's Office for Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2800 Marlin Ave. Nashville TN 37215
(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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 our hands 04/16/18.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-KR-18-2800

2800 Marlin, LLC

Frank Santas, Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Frank Santas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be 2800 Marlin, LLC a Limited Liability Company, the within named bargainor, and he as such Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 2800 Marlin, LLC of Tennessee, by himself as Member.

Witness my hand and official seal on 04/16/18.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10 2018