30713-8 Box 14

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

Bill Garrett Davidson County
Batch# 86755 DEEDWARR
05/01/2018 09:49:36 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20180501-0040901

Box 14
~~39-B~~
File #18-1054

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 **Benjamin Schuller, a single man,** 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, Tennessee, being Unit B on the Plan of 1607 Porter Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1607 Porter Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161006-0105858, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1607 Porter Avenue, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20161006-0105858, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

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 B 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 30th day of April, 2018.

Imperial Home Group, LLC

Sole Member

By: Ben Wright, Sole Member

State of Tennessee)
County of Davidson)

On this 30th day of April, 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.

COMMISSION EXPIRES: 5/8/18

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMS DAVIDSON COUNTY

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.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2018.

Notary Public

My Commission Expires: 3-8-22

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Benjamin Schuller
1607 B Porter Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
Quicken Loans, Inc.
P.O. Box 6577
Carol Stream, IL 60197

TAX MAP-PARCEL #:
072-15-2E-002.00