Bill Garrett Davidson County
Batch# 87455 DEEDWARR
05/02/2018 11:23:09 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20180502-0041700

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW180538

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Nicole Kelly and Zachary Rogers 920 Granada Avenue Nashville, TN 37206	Alex Nicole Kelly and Zachary Rogers 6018 Martingale Lane Brentwood, TN 37027	083-01-0-440.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NASH BNB, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALEX NICOLE KELLY, AN UNMARRIED WOMAN, AND ZACHARY ROGERS, A MARRIED MAN, AS TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County Tennessee, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1974, and being parts of Lots 21 and 22 of the James Burns Subdivision of record in Book 421, page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Granada Avenue South 87 degrees 18' 16" East 241.19 feet from the Northeast corner of the property of James U. Locke, Jr., et ux, of record in Book 4324, page 687, Register's Office for said County; thence along the Southerly margin of Granada Avenue South 87 degrees 18' 16" East 60.00 feet to a point; thence South 03 degrees 50' 51" West 120 feet to a point; thence North 87 degrees 18' 16" West 60.00 feet to a point; thence North 3 degrees 30' 51" East 120.00 feet to the point of beginning.

Said property described above also known as Lot No. 1 on the Plan of the Resubdivision of Portions of Lots 21-23 and a 15' strip as shown on the James Burns Subdivision, of record in Plat Book 4885, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to Nash bnb, LLC, by Quitclaim Deed from David James Lawver, aka David Lawver, a single man, dated 9/28/2017, recorded 10/2/2017, of record in Instrument No. 20171002-0100773, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 920 Granada Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of April, 2018.

NASH BNB, LLC,

DZ trustee

BY:
Its:

STATE OF
COUNTY OF

See Attachment

Personally appeared before me, a Notary Public, of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of **Nash bnb, LLC**, the within named bargainor and that he/she as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as, _____.

WITNESS my hand and seal, this the 27th day of April, 2018.

_____
Notary Public
My commission expires: _____

Attached hereto and
made a part hereof

Warranty Deed

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 4/27/2018 before me, Margarita Gutierrez, Notary Public

Personally appeared David James Lawver
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in His/her/their authorized capacity (ies), and that by his /her/their signature (s) on the instrument the Person(s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MARGARITA GUTIERREZ
COMM. # 2228348
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. JAN. 8, 2022