Prepared by ~~& Return to:~~
Ben Lewis , Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0171S-18

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-BR-18-01053

Bill Garrett Davidson County
Batch# 87573 DEEDWARR
05/02/2018 03:05:45 PM 2 pgs
Fees: $13.00 Taxes: $1,924.20
20180502-0041900

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,053.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2018

Notary Public
My Commission Expires: 07/08/20

Address of New Owner	Send Tax Bills To:	
Mat hew Rogers 1053 Scovel Street Nashville, TN 37208	new owner	Map/parcel: 081-16-0K-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

TTF Investments, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATHEW ROGERS, a single man

HEREINAFTER CALLED THE GRANTEE(S), his 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 Unit No. 1 of Buena Vista Towns, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Buena Vista Towns of record in Instrument No. 20160802-0079445, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Buena Vista Towns, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20160802-0079445, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to TTF Investments, LLC, a Tennessee limited liability company, by Warranty Deed from TriTrust Investments General Partnership, dated 5/6/16 and recorded 5/16/16 in Instrument No. 20160516-0048436, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1053 Scovel Street Nashville, TN, 37208

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), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2018

TTF Investments, LLC

BY: _____
Bryan Prince
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within TTF Investments, LLC and , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2018

_____
Notary Public

My Commission Expires:
8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN