WARRANTY DEED

Bill Garrett Davidson County
Batch# 90490 DEEDWARR
05/09/2018 01:54:26 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20180509-0044542

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

Affiant

Subscribed and sworn to before me this 3 day of May, 2018

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lucid Projects LLC	SAME	083031M00100CO & 083031M0200CO
73 White Bridge Road Suite 103-237		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Torque Development Group LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lucid Projects, LLC**, a Tennessee Limited Liablity Company, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Nos. A and B Homes at 113 Creighton Avenue, as show in the Declaration of Covenants, Conditions and Restrictions for Homes at 113 Creighton Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180419-0036866, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Torque Development Group, LLC, a Tennessee limited liability company, from Charlie Buchanan, Jr., by deed on May 22, 2017, of record in Instrument Number 20170526-0052923, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 163, Register's Office for Davidson County, Tennessee.
- Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4159, Page 212, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Homes at 113 Creighton Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180419-0036866, in the Register's Office for Davidson County, Tennessee,

This is improved property known as: **113 A & B Creighton Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18P11314

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 this .

Torque Development Group LLC

By: Billy Tatom, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Tatom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized member of Torque Development Group LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 2nd day of May, 2018.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COOMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY