39B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 90538 **DEEDWARR**
05/09/2018 02:44:41 PM 2 pgs
Fees: $13.00 Taxes: $1,970.25

20180509-0044611

STATE OF TENNESSEE
COUNTY OF TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 11/3/20
(AFFIX SEAL)

DESIREE MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Nathan Tucker and Lindsay Tucker	CapStar Bank	94-1-210
(NAME)	(NAME)	
713 South 13th Street	2002 Richard Jones Rd #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181082

For and 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, Nashville South Shelby, LLC, a Delaware limited liability company, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Nathan Tucker and Lindsay Tucker, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 154, on the Map of Payne, Blakemore and Cummings Addition, which is of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Nashville South Shelby, LLC, a Delaware limited liability company, by Quitclaim Deed from Ten Talents Properties, LLC, dated June 23, 2016 and filed of record in Instrument No. 20160624-0064681, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 713 South 13th Street, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of May, 2018

Nashville South Shelby, LLC, a Delaware limited liability company

By: C. Tucker Herndon, Authorized Agent

STATE OF Tennessee)
County OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared C. Tucker Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Nashville South Shelby, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Agent (or other authorized officer).

Witness my hand, at office, this 8th of May, 2018.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021