NEW OWNER IS AND SEND
TAX BILLS TO:
HEY Y'ALL NASHVILLE, LLC
222 Polk Ave #401
Nashville, TN 37203

MAP AND PARCEL 093-05-2-A 108.00CO

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Bill Garrett Davidson County
Batch# 92463 DEEDWARR
05/15/2018 08:48:17 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20180515-0046150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THOUSAND AND NO/100 ($200,000.00) DOLLARS**, paid and to be paid as hereinafter set forth **I, OLIVER SHALIBO**, have this day Condominiums and sold and by these presents do hereby transfer and convey **HEY Y'ALL NASHVILLE, LLC**, a Tennessee Limited Liability Company, its successors and assigns, the following described lot or parcel of land described as follows:

Land in Davidson County, Tennessee, being Unit 201, WATAUGA CONDOMINIUMS FORMERLY KNOWN AS POLK MANOR CONDOMINIUMS as established under Master Deed of record in Instrument 20061025-0132105 in the Register's Office, Davidson County, Tennessee to which master deed reference is hereby made for a more particularly description of said unit.

Being the same property conveyed to Oliver Shalibo by deed from Watauga Condominiums, Inc. by deed dated November 8, 2006 and of record as Instrument No. 20061109-0139712 Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities.

Subject to terms and provisions of the Articles of Incorporation of Watauga Condominiums, Inc. recorded in Instrument No. 20061017-0128710.

Subject to conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertaking, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 6339, page 281, as amended in Book 6697, page 889, as amended in Instrument No. 20061025-0132105, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, its successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2018 real estate taxes which are to be pro-rated, applicable zoning and building regulations, all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **GRANTEE**, its successors and assigns, against all lawful claims of all persons whomsoever.

OF SAID CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND NO/100 ($200,000.00) DOLLARS, the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS, has this day been paid in cash, the receipt of which is hereby acknowledged and for the balance of ONE HUNDRED NINETY THOUSAND AND NO/100 ($190,000.00) DOLLARS the said HEY Y'ALL NASHVILLE, LLC has this day executed and delivered a promissory note for the sum of ONE HUNDRED NINETY THOUSAND AND NO/100 ($190,000.00) DOLLARS payable to the order of OLIVER SHALIBO, and secured by a DEED OF TRUST of even date executed by said GRANTEE.

WITNESS this the 9th day of May, 2018.

Oliver Shalibo

OLIVER SHALIBO

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **OLIVER SHALIBO,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 9th day of May, 2018.

SANDRA E. KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-26-20

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is **$200,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 9th day of May, 2018.

NOTARY PUBLIC

SANDRA METCHUM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY Commission Expires 02-25-2020

MY COMMISSION EXPIRES:_____