**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **360,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nicolas Fisher | Pinnacle Bank | MAP |
| 301 Demonbreun St. Unit 906 | 209 10th Avenue South, Suite 250 | PARCEL 093-06-0A-098.00-CO |
| Nashville, TN 37201 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, **LD1 Nashville, LLC, a Florida Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicolas Fisher, unmarried man**

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:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 906 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed, for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended in Instrument No. 20111104-0086473, and Instrument No. 20111215-0097929 Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Samantha Wagner by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20080324-0028698 Register's Office for Davidson County, Tennessee, dated March 21, 2008 and recorded on March 24, 2008.

Being the same property conveyed to LD1 Nashville, LLC, a Florida limited liability company by Warranty deed from Samantha Wagner of record in Instrument No. 20170926-0098468 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 26, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **301 Demonbreun St. Unit 906, Nashville, TN 37201.**

Bill Garrett Davidson County
Batch# 93428 DEEDWARR
05/17/2018 11:36:42 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180517-0047292

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand( ) this the _____ day of May, 2018.

LD1 Nashville, LLC, a Florida Limited Liability Company

BY: _____

ITS: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Daniel Stuart Goodrich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker, **LD1 Nashville, LLC, a Florida Limited Liability Company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the _____ day of May, 2018.

My Commission expires March 3, 2020

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE