WARRANTY DEED

Bill Garrett Davidson County
Batch# 94626 DEEDWARR
05/21/2018 09:57:13 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180521-0048251

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Affiant

Subscribed and sworn to me on May 16, 2018.

NOTARY PUBLIC

My Commission Expires: 1-24-21

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31592

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David Trinh 603 Snyder Avenue Nashville, TN 37209	Primelending 18111 Preston Rd #900 Dallas TX 75252	091-10-0M-003.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nuck & Beal, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto David Trinh, a single hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161122-0123201, as amended in Instrument No. 20171229-0132412, and being shown on Plat attached to said Declaration, as amended, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nuck & Beal, LLC, a Tennessee limited liability company by Quitclaim Deed from Nuck & Beal, LLC, a Tennessee limited liability company, of record in Instrument No. 20161114-0119696, Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on November 14, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20161122-0123201, as amended in Instrument

No. 20171229-0132412, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter for Robertson Avenue Townhomes Association of record in Instrument No. 20180126-0008275, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 603 Snyder Avenue, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 16th day of May, 2018.

Nuck & Beal, LLC, a Tennessee Limited Liability Company

By: _____
William F. Snyder, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Nuck & Beal, LLC, the within named bargainor, a limited liability company, and that she/he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Member.

Witness my hand and official seal this 16th day of May 2018.

_____
NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021