NEW OWNER:

Philip John Klopke
Kyrie Marie Klopke
1623 A Chase Street
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0240 MJ

Map 072 Group 10-0 Parcel 324.00 P/O

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 95002 **DEEDWARR**
05/21/2018 02:36:58 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20180521-0048567

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Five Thousand and 00/100 Dollars** (**$385,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PHILIP JOHN KLOPKE AND KYRIE MARIE KLOPKE, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. A as set forth in Exhibit "B" of DCCR's establishing The Horizontal Property Regime on the plan of 1623 Chase Street Townhomes, and of record in Instrument No. 20170112-0003731, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Southern Space, LLC a Tennessee Limited Liability Company, dated October 20, 2016, and of record in Instrument No. 20161024-0112030, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1623 A Chase Street, Nashville, Tennessee 37216.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # V-1808-18-1623A

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **May, 2018**.

508 Investors, LLC, a Tennessee Limited Liability Company

BY: Theodore J. Bertuca, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **THEODORE J. BERTUCA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **THEODORE J. BERTUCA** is the **Member** of **508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within-named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 18th day of **May, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**385,000.00** .

Danielle Imbarato

AFFIANT

Sworn to and subscribed to before me this 18th day of **May, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY