STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,900.00.

Affiant

Bill Garrett Davidson County
Batch# 97247 **DEEDWARR**
05/25/2018 03:56:59 PM 2 pgs
Fees: $13.00 Taxes: $1,579.53
20180525-0050602

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 7-5-21
File No. G18-1865D

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicholas Potter Sprague and Ashley Thomas Sprague, Husband and Wife (NAME)	new owners (NAME)	091-02-0-306.00
5410A California Avenue (STREET ADDRESS)	142 Hobbs Rd (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **American Eagle, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Potter Sprague and Ashley Thomas Sprague, 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:

Land in Davidson County, Tennessee, being Lot No. A on the plan of THE HOMES AT 5410 CALIFORNIA AVENUE, as shown as Exhibit "B" on the Master Deed of record in Instrument No. 20170428-0041916 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Momo Real Estate Investment, Inc., a Tennessee Corporation, as to an 80% interest and American Eagle Construction, LLC, as to a 20% interest from Misael Larreinaga, unmarried, by Deed dated April 25, 2017, as Instrument No. 20170428-0041913, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to American Eagle Construction, LLC from Momo Real Estate Investment, Inc., a Tennessee Corporation by Quit Claim Deed dated May 9, 2018 and as of record in Instrument No. 20180509-0044402, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee.
2. Master Deed, By-Laws and Restrictions as recorded in Instrument No. 20170428-0041916, Register's Office for Davidson County, Tennessee.
3. Notice of Completion of record in Instrument No. 20180313-0023735, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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This is improved property, known as 5410A California 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 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. Whenever 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 22nd day of May, 2018.

AMERICAN EAGLE, LLC

By: _____ May 22, 2018
Waleed Seder, Chief Manager Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Waleed Seder, Chief Manager for American Eagle, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of May, 2018.

My Commission Expires: 3/21/22

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VRES 18 5410A