Bill Garrett Davidson County
Batch# 98289 DEEDWARR
05/30/2018 02:26:31 PM 2 pgs
Fees: $13.00 Taxes: $1,302.96
20180530-0051583

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $352,150.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2018. Notary Public My commission expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laura B. Boles	new owner	
1915 A 15th Avenue North		081-07-3Y-001.00-CO
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TDC CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA B. BOLES, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1915 15th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170629-0065570, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to George W. Johnson by Quitclaim deed from Mamie O. Edmondson of record in Book 6637, page 836, Register's Office for Davidson County, Tennessee, dated August 22, 1985 and recorded on August 23, 1985. The said George W. Johnson having since died on May 12, 2012. Affidavit of Heirship recorded in Instrument No. 20160912-0095828, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Equity Trust Company Custodian FBO 200262559-Z147574 IRA 25% undivided interest and Equity Trust Company Custodian FBO 200267537- Z138924 50% undivided interest and Family Trust Services, LLC 25% undivided interest by Warranty deed from Rodney Peoples of record in Instrument No. 20160912-0095829Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on September 12, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-18-1915A

Being a portion of the same property conveyed to Integrity First Development, LLC by Warranty deed from Equity Trust Company Custodian FBO 200262559-Z147574 IRA 25% undivided interest and Equity Trust Company Custodian FBO 200267537-Z138924 50% undivided interest and Family Trust Services, LLC 25% undivided interest of record in Instrument No. 20160930-0103104 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 30, 2016.

Being a portion of the same property conveyed to Superior Development, LLC, a Tennessee limited liability company by Warranty deed from Integrity First Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170509-0045770 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 09, 2017.

Being a portion of the same property conveyed to TDC Capital, LLC, a Tennessee limited liability company by Warranty deed from Superior Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170530-0053201 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 30, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1915 A 15th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2018.

TDC Capital, LLC, a Tennessee Limited Liability Company

David Aldridge, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Aldridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of TDC Capital, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of May, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: