Bill Garrett Davidson County
Batch# 100536 DEEDWARR
06/05/2018 10:04:01 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20180605-0053547

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810637

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

NOTARY PUBLIC

My commission expires: 6-30-2019

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Lennon and Kelly Lennon 1013 A 12th Avenue S Nashville, TN 37203	Same	105-01-0-L-001.00 CO

FOR AND IN CONSIDERATION of the sum of Seven Hundred Fifty Thousand and 00/100 Dollars ($750,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GULCH CAPITAL, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EDWARD LENNON AND KELLY LENNON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1013-A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Gulch View, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160204-0010828 in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gulch Capital, LLC, by Quitclaim Deed from Daniel P. Diepenhorst, dated 5/18/2017, recorded 8/22/2017, of record in Instrument No. 20170822-0086312, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Daniel P. Diepenhorst, a single man, by Warranty Deed from Pate Holdings, a Tennessee Limited Liability Company, dated 10/14/2016, recorded 10/20/2016, of record in Instrument No. 20161020-0110823, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1013 A 12th Avenue S, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of May, 2018.

Gulch Capital, LLC

BY: _____ BY: _____
Its Member Its: Member

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ BEXAR

Personally appeared before me, a Notary Public, of said County and State, BEXAR TEXAS, 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 of Gulch Capital, LLC, the within named bargainor and that he as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, MEMBER.

By: → DANIEL P. DIEPENHORST + JOSHUA SIGMAN

WITNESS my hand and seal, this the 31st day of May, 2018.

C. MARQUARDT
Notary Public, State of Texas
Comm. Expires 03-25-2021
Notary ID 129367120

_____
Notary Public

C. MARQUARDT
Printed Notary Name

My commission expires: 3-25-21