THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 349,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June 2018 Notary Public MY COMMISSION EXPIRES: 6/19/19 (AFFIX SEAL)

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Hadden Sewell	New Owner	
510 A Eastboro Drive		091-13-OP-001.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SevenHills Properties, Inc., a Georgia corporation**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madison Hadden Sewell, unmarried**

HEREINAFTER CALLED THE GRANTEE, 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 510A-510B Eastboro Drive Townhomes of record as Instrument No. 20160808-0082368 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 Kevin Wayne Reynolds by Warranty deed from William Ted Davis and wife, Robbie D. Davis and Teresa D. Hamm and wife, Robert A. Hamm of record in Book 10556, page 965 Register's Office for Davidson County, Tennessee, dated July 28, 1997 and recorded on August 05, 1997.

Being a portion of the same property conveyed to SevenHills Properties, Inc., a Georgia Corporation by Warranty Deed from Kevin Wayne Reynolds and Evelyn Reynolds of record in Instrument No. 20160715-0073024 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 15, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **510 A Eastboro Drive, Nashville, TN 37209.**

Bill Garrett Davidson County
Batch# 101127 DEEDWARR
06/06/2018 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20180606-0054384

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. 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 hand this the 5 day of June, 2018.

SevenHills Properties, Inc., a Georgia corporation

BY: _____

ITS: President

STATE OF GA
COUNTY OF Fulton

Before me, a Notary Public in and for said State and County, personally appeared Omer Casurluk, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **SevenHills Properties, Inc., a Georgia corporation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 5th day of June, 2018.

My Commission expires 03/22/21

_____
Notary Public

BURAK ER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MARCH 22, 2021
FULTON COUNTY, GEORGIA

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020