Bill Garrett Davidson County
Batch# 105239 DEEDWARR
06/15/2018 12:03:04 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90
20180615-0057770

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1261

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
AH Acquisitions, LLC 730 N. 5th St Nashville, TN 37207	AH Acquisitions, LLC 1802 N. Wolcott Ave, Unit 1 Chicago, IL 60622	082-07-0-423.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Nicole E. Ellis FKA Nicole E. Gallardo, a married woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AH Acquisitions, LLC

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 part of an unnumbered tract as shown on the Map of Mrs. Sarah A. Hart's Subdivision of lots in East Nashville of record in Plat Book 57, Page 151, in the Register's Office for said County and described as follows:

Beginning at a point in the westerly margin of North 5th Street, 150 feet south of the south margin of Arrington Street, being the southeast corner of the property conveyed to Minnie Martin by Deed from S.P. Holt and wife, of record in Book 1367, page 11, said Register's Office; thence, along Martin's south line westerly 170 feet to an alley; thence, with the margin of the same southerly 50 feet to a point; thence, easterly 170 feet to the westerly margin of North 5th Street; thence, with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Kelly Hoskins, unmarried by deed from Jan Watson of record in Instrument No. 20120319-0023135 Register's Office for Davidson County, Tennessee, dated March 14, 2012 and recorded on March 19, 2012.

Being the same property conveyed to Nicole E. Gallardo by Warranty deed from Kelly Hoskins, unmarried of record in Instrument No. 20140902-0079638 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 2, 2014.

This property has never been a primary residence of the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 730 N. 5th St, Nashville, TN 37207.

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

Dated this the 12th day of June, 2018.

Nicole E. Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Nicole E. Ellis,

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of June, 2018.

Notary Public

My Commission Expires: 5/2/22

(Notary Seal)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY