THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24840	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2018. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
Record and return to: Victory Title & Escrow, LLC 695 President Pl., Ste. 203 Smyrna, TN 37167 VT18C500206	

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Storm Wilson and Sean Wilson	Same	
405-B West Bend Avenue		091133C00200CO
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **West Nashville Living, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **William Storm Wilson and Sean Wilson, 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 Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 405 West Bend Drive Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170830-0089270 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 West Nashville Living, LLC, a Tennessee Limited Liability Company by Warranty deed from Joann M. King, unmarried of record in Instrument No. 20170717-0071623 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 17, 2017.

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 IMPROVED property known as **405-B West Bend Avenue, Nashville, TN 37209.**

Bill Garrett Davidson County
Batch# 106418 DEEDWARR
06/19/2018 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,109 63

20180619-0058865

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 Grantor's hand this the 15th day of June, 2018.

West Nashville Living, LLC

BY: _____
Mark A. Hayes, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Mark A. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of West Nashville Living, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal this the 15th day of June, 2018.

My Commission expires: 1-6-20

_____
Notary Public