WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$350,000.00~~.

Affiant

Subscribed and sworn to me on 06/21/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 109487 DEEDWARR
06/27/2018 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180627-0061936

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gabriel Ernesto Sandoval 1603B 9th Ave N Nashville, TN 37208	NEW OWNER	081-12-1C-002.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Scott R. Brann, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B, 1603 9TH AVENUE NORTH TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions for 1603 9th Avenue North Townhomes, as shown on plat of record in Instrument No. 20161221-0133897, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being part of the same property conveyed to Scott R. Brann by Warranty Deed from Wayne James Investments, LLC, a Tennessee limited liability company, dated May 30, 2018, of record in Instrument No. 20180601-0052151, in the Register's Office of Davidson County, Tennessee.

☐ This is Improved property, known as 1603 B 9th Avenue North Nashville, TN 37208

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES, there is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 06/21/18.

Scott R Brann By: Rebecca Lynn White as Attorney-in-Fact

Scott R. Brann
By: Rebecca Lynn White as
Attorney-in-Fact

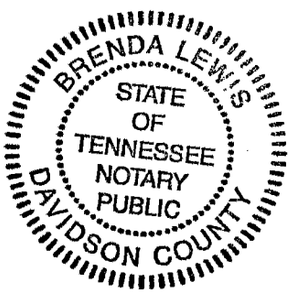
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/21/18, before me personally appeared, Rebecca Lynn White as Attorney-in-Fact for Scott Richard Brann, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 06/21/18.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford, 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, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY