WARRANTY DEED

Bill Garrett Davidson County
Batch# 111801 DEEDWARR
07/02/2018 03:32:57 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20180702-0064102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 04/21/2

(AFFIX SEAL)

AMBER D. FATHERA STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald B Thompson III and Ronald B Thompson Jr	owners at property address	
(NAME) 2501B Scovel St	(NAME)	092 02 0H 002.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, WE, **Titus Young Real Estate, LLC,** a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald B Thompson III,** unmarried, **and, Ronald B Thompson Jr.,** married, **as joint tenants,** 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 being located in Davidson County, Tennessee being described as being Unit B of the Scovel Commons as shown in the Declaration of Covenants, Conditions and Restrictions for 2501 Scovel Commons, a Horizontal property regime with private elements and no general common elements of record in Instrument No. 20170928-099617, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Being a portion conveyed to Titus Young Real Estate, LLC by virtue of that certain Deed dated May 4, 2016, and being of record at Instrument No. 20160509-0045534 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 2501B Scovel St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of June, 2018.

TITUS YOUNG REAL ESTATE, LLC

By: Dwayne J. Wootson, Manager

STATE OF Delaware
COUNTY OF New Castle

Before me, Stacey L. Suggs, a Notary Public of said County and State, personally appeared Dwayne J. Wootson, 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 Manager of Titus Young Real Estate, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Titus Young Real Estate, LLC by himself as Manager.

WITNESS my hand and official seal at office this 28th day of June, 2018.

Stacey L. Suggs
Notary Public

My Commission Expires: 1/3/2020

STACEY L. SUGGS
MY COMMISSION
EXPIRES ON
01-03-2020
NOTARY PUBLIC
STATE OF DELAWARE