RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810721

Bill Garrett Davidson County
Batch# 114896 DEEDWARR
07/11/2018 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20180711-0067162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018.

NOTARY PUBLIC

My commission expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candice Denk and Thomas Denk 1720 B 4th Avenue N Nashville, TN 37208	Guaranteed Rate, Inc. 4410 N. Ravenswood Ave. Chicago, IL 60640	082 05 0 080.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Five Thousand and 00/100 Dollars ($385,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE WRITERS NOOK - A SERIES OF IT REALTY, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CANDICE R. DENK AND THOMAS E. DENK, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly 44 feet of the southerly 45.5 feet of Lot No. 27, D.T. McGavock's plan of 98 lots, also called D.T. McGavock's 2nd Addition, as of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said part of said lot front 44 feet on the easterly side of Fourth Avenue, North, formerly Cherry Street and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Ilya Toshinskiy, a married man, by Warranty Deed from Autumn M. Parrott, unmarried, dated November 7, 2014 and recorded on November 10, 2014, at Instrument No. 20141110-0103804, Register's Office for Davidson County, Tennessee. Further conveyed to The Writers Nook - a Series of IT Realty, LLC, a Tennessee series limited liability company, by Quit Claim Deed from Ilya Toshinskiy, dated January 1, 2018 and recorded at Instrument No. 20180206-0012167, said Register's Office.

The address of the herein described property is believed to be 1720 B 4th Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of July, 2018.

The Writers Nook-A Series of IT Realty, LLC

By: Heather Berrong, Authorized Signor for Ilya Toshinskiy, Member

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, Dan Heather Berrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Signor of The Writers Nook - a Series of IT Realty, LLC, a Tennessee series limited liability company, the within named bargainor and that she as such Authorized Signor, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Authorized Signor.

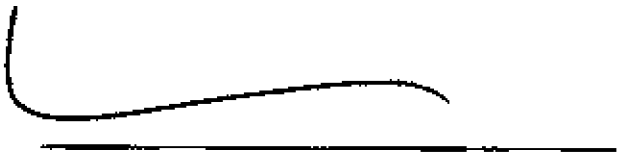
WITNESS my hand and seal, this the 6th day of July, 2018.

Notary Public
My commission expires: 12/22/19

PAMELA FEINGOLD
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 22, 2019

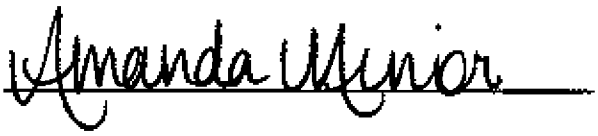
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

