Bill Garrett Davidson County
Batch# 117743 DEEDWARR
07/18/2018 10:07:35 AM 2 pgs
Fees: $13.00 Taxes: $2,245.90
20180718-0069881

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $607,000.00.

Affiant

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Subscribed and sworn before me this the 12th day of July, 2018.

Notary Public
My commission expires: 2/25/20

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rachel W. Kamau 326 33rd Avenue North Nashville, TN 37209	Same as Owner	092-13-0 193.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOMAGE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL W. KAMAU, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 71, as shown on the map entitled Map of Hortense Place, of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Homage Properties, LLC, a Tennessee Limited Liability Company, by deed from James B. Strain, an unmarried man, dated 11/14/2016, of record in Instrument No. 20161116-0120749, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 326 33rd Avenue North, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 12th day of July, 2018.

Homage Properties, LLC

By: Jennifer L. Nichols
Jennifer Nichols, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Nichols, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the manager of the within named bargainor, a limited liability company, and that she, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jennifer Nichols as such manager.

Witness my hand and official seal this 12th day of July, 2018.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY