Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0226-18

Bill Garrett Davidson County
atch# 118859 DEEDWARR
7/20/2018 11:11:01 AM 2 pgs
ees: $13.00 Taxes: $656.75

20180720-0070952

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of July, 2018

Notary Public
My Commission Expires: 1·18·22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
SSE Investor's LLC 479 Parmley Lane Nashville TN 37207	SSE Investor's LLC 479 Parmley Lane Nashville TN 37207	Map/parcel: PART OF :072-11-0-272.00

WARRANTY DEED

FOR AND IN 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, I/WE

Karen Lavender, Married and Robyn Morshead, Unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SSE Investor's LLC , a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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 A and Unit B, "2145 Burns Street Townhomes", as shown on plan included as Exhibit "B" to Declaration Establishing a Horizontal Property Regime for 2145 Burns Street Townhomes of record in Instrument No. 20180712-0067627, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Karen Lavender, married, and Robyn Morshead, married, as tenants in common, by Quitclaim Deed from Karen Lavender, married, dated 11/20/14 and recorded 12/19/14 in Instrument No. 20141219-0116347; and being the same property previously conveyed to Karen Lavender, married, by Warranty Deed from Tinnon W. Medley and Bettye S. Medley, husband and wife, dated 6/10/14 and recorded 6/23/14 in Instrument No. 20140623-0054449, in the Register's Office of Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at any time. Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: Unit A & Unit B 2145 Burns Street Townhomes Nashville, TN, 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of July, 2018

Karen Lavender by Robyn Morshead as attorney in fact.
Karen Lavender by Robyn Morshead as attorney in fact

Robyn Morshead
Robyn Morshead

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Robyn Morshead, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2018

annemarie Cain
Notary Public

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 1·18·22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robyn Morshead whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of Karen Lavender one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said Karen Lavender for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Karen Lavender and of record in Instrument Number 20180720-0070951 , of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this the 13th day of July, 2018

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

annemarie Cain
NOTARY PUBLIC
My Commission Expires: 1·18·22