This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-2385

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2018

Notary Public
My Commission Expires: 3/8/2021

C M CORRIVEAU STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Bill Garrett Davidson County
Batch# 118951 DEEDWARR
07/20/2018 02:21:56 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180720-0071095

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Susan Lillioja 300 A Rich Court Nashville, TN 37211	New Owner 1417 Veteran Ave Apt 102 Los Angeles CA 90024	161-04-0-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nolan Capital, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hannah Susan Lillioja**, hereinafter called the Grantee, her 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 all of Lot No. 3, Final Plat, Nolan Court Subdivision, as shown on plat and survey appearing of record in Instrument No. 20161207-0128501, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Nolan Capital, LLC, a Tennessee limited liability company by Warranty Deed from Wilfer Investments, LLC, a Tennessee limited liability company dated June 2, 2014, recorded June 5, 2014, of record in Instrument No. 20140605-0048779, Register's Office for Davidson County, Tennessee.

This is improved property located at: **300 A Rich Court, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2018.

GRANTOR:

Nolan Capital, LLC,
a Tennessee limited liability company

By: _____

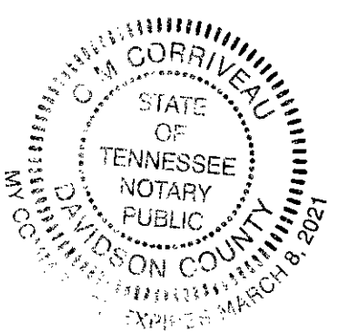
Name: Homayoun Aminmadani

Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Homayoun Aminmadani, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Member of Nolan Capital, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of July, 2018.



_____
Notary Public
My Commission expires: 3/8/2021