THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **278,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-6-20

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 130505 DEEDWARR
08/17/2018 10:39:00 AM 2 pgs
Fees: $13.00 Taxes: $1,030.45

20180817-0081736

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mar Wen, LLC	owner	MAP 104-13-0A
401 Bowling Avenue #34		PARCEL 045.00-CO
Nashville, TN 37205		
(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, I, **Elizabeth R. Sanders, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mar Wen, LLC, A Kentucky Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 known as building Site No. 45 on the Plan of Richmeade Place, Section III, as shown on Plat of record in Book 5050, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a non-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Elizabeth R. Sanders by Warranty deed from Richard L. Gibson, unmarried of record in Book 6407, page 732, Register's Office for Davidson County, Tennessee, dated October 18, 1984 and recorded on October 19, 1984. Elizabeth R. Sanders is also known as Elizabeth Rape' Sanders-Spence.

THIS CONVEYANCE IS SUBJECT TO: (1) Property Taxes for the year 2018, a lien not yet due and payable.

9. Subject to all matters shown on the Plan of record in Plat Book 5050, Page 19; (2) Covenants, Conditions and Restrictions of record in Book 4941, Page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946, re-recorded in Book 5039, page 256, further supplemented in Book 5094,page 473, Book 5238, page 385 and Book 5408, page 210 and Book 5733, page 698; (3) By-Laws of record in Book 4941, Page 689, Book 5036, page 340 and Book 5213, page 945 (4) Charter of record in Book 4942, Page 634, and Book 4947, page 348' (5) Grant of Easement of record in Instrument Number 20140328-0025605; (6) Subject to rights of others in and to the common areas and/or elements (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **401 Bowling Avenue #34, Nashville, TN 37205.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE that I am 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 GRANTEE, its successors 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 14th day of August, 2018.

Elizabeth R. Sanders Mary Cowan Attorney in Fact
Elizabeth R. Sanders by Mary Cowan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Cowan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Elizabeth R, Sanders**, as her Attorney in Fact, as the free act and deed of the within named **Elizabeth R. Sanders**.

Witness my hand and official seal this the 14th day of August, 2018.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN