THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $212,500.00

Affiant

Subscribed and sworn to before me, this 11 day of August, 2018.

Notary Public
My Commission Expires: 10.14.19

ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 130647 DEEDWARR
08/17/2018 03:26:04 PM 2 pgs
Fees: $13.00 Taxes: $786.25

20180817-0081910

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
P & P Development, LLC 1619 Graybar Lane Nashville, TN 37215	New Owner	Tax Parcel ID No. 091-13-0-074.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON CONNOLLY, AN UNMARRIED MAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **P & P DEVLEOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND COLE MORGAN, AS TENNANTS IN COMMON** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Crolywood Subdivision, Section 2, Block "D", of record in Plat Book 1130, page 100, 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 AARON CONNOLLY, AN UNMARRIED MAN, by deed from MICHAEL K. MARKHAM, UNMARRIED, of record in Instrument No. 20150710-0067020, dated July 8, 2015, said Register's Office.

This is improved property commonly known as: **506 East Bend Drive, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 _____ day of August, 2018.

AARON CONNOLLY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AARON CONNOLLY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of August, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19