RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180617

Bill Garrett Davidson County
Batch# 132024 DEEDWARR
08/22/2018 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180822-0083334

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2018.

NOTARY PUBLIC

My commission expires: NOV 0 8 2021

ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDSAY ELLIOTT 1057A Zophi Street Nashville, TN 37216	New Owner	072-06-0-O-001.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NASH BNB, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LINDSAY ELLIOTT,SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1057A of 1057 Zophi Street Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions for 1057 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150623-0060252, amended in Instrument No. 20150810-0079879, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Nash BNB, LLC, by Quitclaim Deed from J&L Zophi, LLC, dated 1/17/2018, recorded 1/24/2018, of record in Instrument No. 20180124-0007164, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to J&L Zophi LLC by Quitclaim Deed from David Lawver, dated 1/26/2017, recorded 2/8/2017, of record in Instrument No. 20170208-0013109, said Register's Office.

AND being the same property previously conveyed to David Lawver, a single man, by Warranty Deed from Integrity First Ventures, LLC and Urban Development Group, LLC, dated 11/11/2016, recorded 11/18/2016, of record in Instrument No. 20161118-0121990, said Register's Office.

The address of the herein described property is believed to be 1057A Zophi Street, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of August, 2018.

NASH BNB, LLC

BY: David Lawver
Its: owner

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, a Notary Public, of said County and State, DAVID LAWVER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be owner of **Nash BNB, LLC**, the within named bargainor and that he/she as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as, owner.

WITNESS my hand and seal, this the 20th day of August, 2018.

DIANA L. LYTLE
Notary Public - California
San Diego County
Commission # 2160643
My Comm. Expires Aug 19, 2020

Diana L Lytle
Notary Public
My commission expires: 8/19/20

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

