WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-2020

(AFFIX SEAL)

JULIE DYER
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08

M-VRES-18-01020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin A. Poole and Audrey A. Poole	new owner	
(NAME)	(NAME)	**105-01-1G-001.00**
1020 14th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TM INVESTMENT, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JUSTIN A. POOLE AND AUDREY A. POOLE, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1020, 1020 14th Avenue South Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1020 14th Avenue South Residences of record in Instrument Number 20161229-0136680, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to TM Investment, LLC by Warranty deed from Danny D. Mays and Gail H. Mays, married of record in Instrument No. 20161208-0128862, as corrected by Scrivener's Affidavit of record in Instrument No. 20161222-0134652, Register's Office for Davidson County, Tennessee, dated December 5, 2016 and recorded on December 8, 2016.

NOTE: THIS PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **1020 14th Avenue South, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

Karen Y Johnson Davidson County
Batch# 139727 DEEDWARR
09/11/2018 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20180911-0090038

Witness my hand this the 10 DAY OF SEPTEMBER, 2018.

TM Investment, LLC

BY: _____
Tom Muhsin
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM MUHSIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MEMBER of TM INVESTMENT, LLC the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2018.

_____
Notary Public

My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Nicki Rushing, 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 WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, 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: 8/11/2020

