THIS INSTRUMENT PREPARED BY:
Wendy Geurin Smith
Attorney at Law
6363 Poplar Avenue, Suite 107
Memphis, TN 38119
(901) 761-8111

ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 143995 DEEDWARR
09/21/2018 03:04:40 PM 2 pgs
Fees: $13.00 Taxes: $3,884.63
20180921-0093962

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of September, 2018, by and between NASHVILLE NOW INVESTMENTS, LLC (Grantors), party of the first part, and KEVIN MAGGARD and CHARMAINE HUNT, husband and wife, (Grantees), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2, OF THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 3421 & 3423 AMANDA AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20170927-0098952, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY AS CONVEYED TO NASHVILLE NOW INVESTMENTS, LLC, BY WARRANTY DEED RECORDED ONE JUNE 22, 2017 IN INSTRUMENT NO. 20170622-0062900, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Map 117 07 4I Parcel 002.00

Real Property Address: 3423 Amanda Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2018, and subsequent years, not yet due and payable; subject to matters shown on recorded Plat Book 547 at Page 156 and in Instrument No. 20170922-0097650 in the Register's Office of Davidson County, Tennessee, including 10' and 20' public utility and drainage easement(s) located on the land; easement(s) recorded in Instrument No. 20170905-0091287 in said Register's Office; restrictions appearing of recorded in Instrument No. 20170927-0098951 in said Register's Office; building setback line of 69.5 feet from front, 10 feet from side and 20 feet from rear, as shown on the recorded plat of subdivision; subjection to any covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Tennessee "Horizontal Property Act", as recorded in Instrument No. 20170927-0098952 in said Register's Office; roads, ways or easements or claims of easements not shown by the Public Records, any lien or right to lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records; pending assessments by any taxing authority not yet filed in the Public Records; any encroachment,

encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

NASHVILLE NOW INVESTMENTS, LLC

Richard S. Olszewski

BY: Richard S. Olszewski
ITS: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On September 20, 2018 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Richard S. Olszewski, President of Nashville Now Investments, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged him/herself to be the President of Nashville Now Investments, LLC, the within named bargainor, a limited liability company, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as President.

Witness my hand and seal, at office, the day and date above written.

Sonya C. Starnes

My Commission Expires:
03-10-19

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,049,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this ____ day of September, 2018.

Sonya C. Starnes

My commission expires:
03-10-19

Notary Public

Property Address: 3423 Amanda Avenue, Nashville, TN 37215.

Mail Tax Notices to: New Owner

Name and Address of Property Owner: Kevin Maggard & Charmaine Hunt