File Box 8

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 144523 **DEEDWARR**
09/24/2018 02:26:03 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180924-0094509

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 21st day of September, 2018.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Chase W. Tarkenton and Christine Tarkenton<br>1313 2nd Ave. S.<br>Nashville, TN 37210 | Regions Mortgage Imaging Center<br>2050 Parkway office Circle<br>Birmingham, AL 35244 | 105-07-0 434.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN DEVELOPS NASHVILLE, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHASE W. TARKENTON AND CHRISTINE TARKENTON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the South 12 feet of Lot No. 10 that joins Lot No. 12 on the Plan of Lots No. 2 Belonging to John Lumsden of record in Plat Book 57, Page 116, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 together with the above mentioned South part of Lot No. 10 contain 37 feet, more or less, and front on the West side of 2nd Avenue South, formerly South Market Street, beginning on the Northwest corner of Gray and 2nd Avenue South and running back westwardly between parallel lines 116 feet and 10 inches, more or less, to an alley.

Being the same property conveyed to AHN Develops Nashville, LLC, by Warranty deed from Barbara Johnson and Sandra L. Johnson, Jointly with rights of Survivorship, of record in Instrument No. 20160523-0051494 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 23, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1313 2nd Ave. S., Nashville, TN 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 21st day of September, 2018.

AHN Develops Nashville, LLC

By: _____
Kim Hawkins, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kim Hawkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Authorized Representative of the within named bargainor, a limited liability company, and that she, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Kim Hawkins as such Authorized Representative.

Witness my hand and official seal this 21st day of September, 2018.

My Commission Expires: 11-3-2020

_____
Notary Public

