This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2883

Karen Y Johnson Davidson County
Batch# 146493 DEEDWARR
09/28/2018 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,861.10
20180928-0096486

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $503,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2018

Notary Public
My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bohdi and Utah, LLC 11 Music Circle South Nashville, TN 37203	New Owner	104-01-0-170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mary Duff McNulty NKA Mary Frances Duff**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bohdi and Utah, LLC, a Tennessee limited liabilty company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 104 on the Plan of West End Annex, of record in Book 332, page 61, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 104 fronts 75 feet on the Northerly margin of Utah Avenue and extends back 199.6 feet on the Westerly line and 198 feet, more or less, on the Easterly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Mary Duff McNulty by Quitclaim Deed from Michael John McNulty, dated February 22, 2017, recorded February 24, 2017, of record in Instrument No. 20170224-0018892, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Michael John McNulty and wife, Mary Duff McNulty, dated December 15, 2011, recorded January 3, 2012, of record in Instrument No. 20120103-0000463, said Register's Office.

This is improved property located at: **4004 Utah Avenue, Nashville, TN 37209**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28th day of September, 2018.

GRANTOR:

Mary Duff McNulty NKA Mary Frances Duff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Duff McNulty NKA Mary Frances Duff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2018.



Notary Public
My Commission expires: 3/8/2021

201809280096486

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020