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# 149166 DEEDWARR
10/04/2018 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,821.73
20181004-0098657

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of September, 2018, by and between NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (Grantors), party of the first part, and AOIFE BERNADETTE BURKE and DAVID MICHAEL WATSON, wife and husband, (Grantees), parties 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. 1, OF HOMES AT 3421 & 3423 AMANDA AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD, AS SHOWN AND DESCRIBED IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 20170927-0098952, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

Being a portion of the property conveyed to Nashville Now Investments, LLC by Deed recorded June 22, 2017 in Instrument No. 20170622-0062900, Register's Office of Davidson County, Tennessee.

Parcel 117 07 41 001.00

Real Property Address: 3421 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; rights or claims of parties in possession not shown by the public records; subject to matters shown on recorded plat in Plat Book 547 at Page 156 and Instrument No. 20170922-0097650; easement(s) recorded in Instrument No. 20170905-0091287; subject to any covenants, conditions, restrictions, reservations, easement, liens for assessments, options, powers of attorney, and limitations on title created by the Tennessee "Horizontal Property Act", as recorded in Instrument No. 20170927-0098951; 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

By: Richard S. Olszewski
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 3, 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President, for and on behalf of the within named bargainor, Nashville Now Investments, LLC, and the he executed the foregoing instrument for the purposes therein contained by signing the name of Nashville Now Investments, LLC, as such President.

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

My Commission Expires:

NOTARY PUBLIC

CORTNEY KAMINSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2022

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 $1,032,900.00, 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 3rd day of October, 2018.

My commission expires:

Notary Public

CORTNEY KAMINSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2022

Property Address: 3421 Amanda Avenue, Nashville, TN 37215.

Mail Tax Notices to: New Owner

Name and Address of Property Owner: Aoife Bernadette Burke and David Michael Watson, 3421 Amanda Ave, Nashville, TN 37215.

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

