WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150835 **DEEDWARR**
10/11/2018 02:20:38 PM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20181011-0100992

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

W-VRES-18-1012

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 Jay Rosen and Jennifer Furst	**US Bank N.A.**	
(NAME)	(NAME)	
1012 9th Avenue S	**4801 Frederica St**	**105-02-3B-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Owensboro, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TM INVESTMENT, L.L.C, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN JAY ROSEN AND JENNIFER FURST, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/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 1012, 1012 9th Avenue South Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1012 9th Avenue South Residences of record in Instrument Number 20170105-0001159, 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 Cierra Dunn, married of record in Instrument No. 20170103-0000054 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on January 3, 2017. Tennessee 37203.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170105-0001159, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7191, Page 780, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 9th Avenue S, Nashville, Tennessee 37203**.

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.

Witness my/our hand(s) this the 6th DAY OF OCTOBER, 2018.

TM Investment, L.L.C, A Tennessee Limited Liability Company

BY: _____

Its: member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Mohamed Abdo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ITS: member of TM INVESTMENT, L.L.C, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ITS: member.

Witness my hand and official seal, this the 6th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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