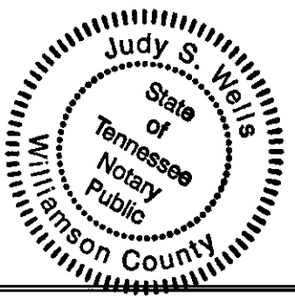
Karen Y Johnson Davidson County
Batch# 151309 DEEDWARR
10/15/2018 09:51:28 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20181015-0101718

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917927** 	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $505,000.00. Affiant Subscribed and sworn to before me, this 12th day of October, 2018. Notary Public My Commission Expires: 6/22/20

WARRANTY DEED

Address New Owner: Nicholas Noffsinger 504B 34th Avenue North Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Quicken Loans Inc P.O. Box 6577 Carol Stream, IL 60197	Tax Information: Tax Parcel ID No. 092-09-4R-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JNO Properties, LLC., a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Noffsinger, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being all of Unit No. B, on the Horizontal Property Regime for 504 36th Avenue North Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20161103-0116208, in the Registers Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said units as set forth in said Declaration.

Being the same property conveyed by Quitclaim Deed from 3516 Richland, LLC to JNO Properties, LLC, a Tennessee limited liability company as recorded on the 6th day of August, 2018 in Instrument No. 20180806-0077190 and Warranty Deed from Dianne K. Hamilton to 3516 Richland, LLC as recorded on the 17th day of August, 2016 in Instrument No. 20160817-0085954, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.R. WILSON TRACT, as recorded in Plat Book 332, Page(s) 161.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20161103-0116208.

Charter of 504 36th Avenue North Townhomes Homeowners Association, Inc. recorded at Instrument No. 20161109-0118484.

This is improved property located at 504B 34~~th~~ Avenue North Nashville TN 37209
36th

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of October, 2018.

JNO Properties, LLC.

By: _____ AUTH. AGENT
Gabe Nies, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Gabe Nies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of JNO Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 12th day of October, 2018

_____
Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021