Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

W-VRES-18-1014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFF

Karen Y Johnson Davidson County
Batch# 153454 **DEEDWARR**
10/23/2018 11:49:27 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20181023-0104952

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)
Ashley Elizabeth Smith	New Owner	
(NAME)	(NAME)	**105-2-3B-2.00CO**
6 Annandale		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, LLC, 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 **ASHLEY ELIZABETH SMITH, AN UNMARRIED WOMAN AND ROY DONAHUE WORTHEN, AN UNMARRIED MAN, AS TENANTS IN COMMON,** 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 No. 1014 of 1012 9th Avenue South Residences, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170105-0001159, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to TM Investment, LLC, by Warranty Deed from Cierra Dunn, married and spouse, Harold Dunn, recorded January 3, 2017 in Instrument No. 20170103-0000054, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20170105-0001159, Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed in Book 7191, Page 780, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20170113-000427, 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: 1014 9th Avenue South, 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 18th DAY OF OCTOBER, 2018.

TM Investment, LLC

BY: _____
Tom Muhsin
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM MUHSIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of TM INVESTMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES 11-5-2021

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