NEW OWNER:

Ryan Joseph Lynch
219 Prince Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-628

MAP& PARCEL 070 07 OC 001.00

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 153727 **DEEDWARR**
10/24/2018 10:43:43 AM 3 pgs
Fees: $18.00 Taxes: $1,105.93
20181024-0105347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY EIGHT THOUSAND NINE HUNDRED AND 00/100 Dollars ($298,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC Development LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Ryan Lynch, an unmarried man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 219 Prince Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161123-0124011 and First Amendment of record as Instrument No. 20170606-0056470, and being shown on Plat attached thereto as Exhibit "B", 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 portion of the same property conveyed to TBC Development, LLC, a Tennessee limited liability company by Warranty Deed from Steven V. Yates, unmarried, of record in Instrument No. 20151001-0099827, Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on October 01, 2015.

Being also known as 219 A Prince Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **October, 2018**.

TBC DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY

BY: JAMES M. BEACH, MEMBER

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES M. BEACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that HE is a MEMBER of TBC DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 23rd day of **October,2018**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **298,900.00**.

AFFIANT

Sworn to and subscribed to before me this 23 day of **October, 2018**.

NOTARY PUBLIC

My commission expires: 11-3-2020

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY