Karen Y Johnson Davidson County
Batch# 154033 DEEDWARR
10/25/2018 10:46:42 AM 2 pgs
Fees: $13.00 Taxes: $358.90
20181025-0105797

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18428

Send Tax Bills To:
New Owner

New Owner is:
370 Wallace Rd. C5 37211, LLC
3225 McLeod Drive, Ste. 100
Las Vegas, NV 89121

MAP: 147-03-0B

PARCEL: 094.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **TLC Homes, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **370 Wallace Rd. C5 37211, LLC**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 370 Wallace Road, C-5, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit C-5, Southern Hills Condominium, a Condominium, Horizontal Property Regime, located on Wallace Road, Davidson County, Tennessee, as shown on the plat of Southern Hills Condominium recorded as Exhibit "A-2" to the Master Deed of record in Book 6594, Page 502, said Register's Office, and described in a Master Deed recorded in Book 6594, Page 502, as amended in Book 7044, Page 209, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Southern Hills Condominium contained in the Master Deed and By-Laws appended thereto recorded in Book 6594, Page 502, as amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to TLC Homes, LLC, by Warranty Deed from Diane R. Nelson, unmarried, dated 5/5/17 and recorded 5/9/17 in Instrument No. 20170509-0045836, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of October, 2018.

GRANTOR:

TLC Homes, LLC

BY: _____
Thuy-Tien Pham Le, Sole Member/Manager

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Thuy-Tien Pham Le,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Sole Member/Manager** of **TLC Homes, LLC** the within named bargainor, and that she as such **Sole Member/Manager**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, on this the 23rd day of October, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

_____
Affiant

SWORN TO and subscribed before me this 23rd day of October, 2018.

_____
NOTARY PUBLIC

My commission expires: _____

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021