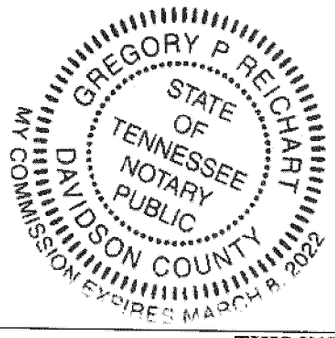
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $205,000.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2018.

Notary Public
My Commission expires: 3-8-2022
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Samax, LLC	~~New Owner~~ Henry Mahasi	14904014600
1083 Morton Mill Road #0	1083 Morton Mill Rd Num 0	
Nashville, TN 37221	Nashville TN 37221	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Thelma J. Miller and Kelly Sue Abston**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Samax, LLC, a Tennessee limited liability company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 467 on the Plan of Edge-O-Lake Estates, Section 7, of record in Plat Book 3700, Page 79, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thelma J. Miller, unmarried from Eric J. Lohner and wife, Tiffany Lohner by Warranty Deed on April 21, 2006, of record in Instrument Number 20060424-0046519, Register's Office for Davidson County, Tennessee. Further conveyed to Thelma J. Miller, unmarried and Ralph Abston, Jr., married from Thelma J. Miller, unmarried by Quitclaim Deed on December 4, 2008, of record in Instrument Number 20081211-0119345, Register's Office for Davidson County, Tennessee. Thelma J. Miller having since died on February 4, 2018 and was unmarried at the time of her death. Her Last Will and Testament names her daughter Kelly Sue Abston the devisee of real property. Further conveyed to Kelly Sue Abston from Ralph Abston Jr. by Quitclaim Deed on _____ of record in Instrument Number_____20181030010729 6_____, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 79, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4042, Page 720, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2509 Deerpath Drive, Nashville, TN 37217

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Karen Y Johnson Davidson County
Batch# 155076 DEEDWARR
10/30/2018 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20181030-0107297

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 our hands this October 26, 2018.

The Estate of Thelma Mean Miller

Kelly Sue Abston

By: Kelly Sue Abston, Beneficiary

Kelly Sue Abston

Kelly Sue Abston

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelly Sue Abston as Beneficiary of The Estate of Thelma J. Miller** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 26, 2018

Notary Public

My commission expires 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelly Sue Abston** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 26, 2018

Notary Public

My commission expires 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019