This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $389,900.00.

Affiant

Subscribed and sworn before me this the 2nd day of November, 2018.

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Karen Y Johnson Davidson County
Batch# 156885 **DEEDWARR**
11/05/2018 03:11:04 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20181105-0109680

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Nock	Mortgage Investors Group	105-03-0G-001.00 CO
1106B 2nd Avenue South	8320 E. Walker Springs Lane #200	
Nashville, TN 37210	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBIN A. STURGEON, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN NOCK, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING certain townhome unit situated in Davidson County, Tennessee, and further known as Unit "A", on the plan of Horizontal Property Regime of 1104 2nd Ave. So., created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1104 2nd Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140926-0089007, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Horizontal Property Regime of 1104 2nd Ave. So., shown as Exhibit to the aforementioned Declaration, for a more complete identification and placement of said Unit.

Being the same property conveyed to Robin A. Sturgeon, unmarried, from ASM Partners, LLC, a Tennessee limited liability company, by Warranty Deed dated September 25, 2015 of record in Instrument No. 20150930-0099373, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1104 A 2nd Ave S, Nashville, TN 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of November, 2018.

Robin A. Sturgeon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robin A. Sturgeon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of November, 2018.

My commission expires: 9/18/22

Notary Public

