Karen Y Johnson Davidson County
Batch# 158850 DEEDWARR
11/13/2018 03:26:15 PM 3 pgs
Fees: $18.00 Taxes: $264.55
20181113-0111908

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **CNK, LLC**, a Tennessee Limited Liability Company, (herein called " Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell transfer and convey unto **JULZIAN, LLC**, a Texas Limited Liability Company, (herein called "Grantee") the following described property having an address of 441 Harding Pl, Unit A13, Nashville, TN 37211 and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

GRANTOR COVENANTS that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for the 2018 Real Property Taxes which will be paid as of the date of this conveyance; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

THE WORDS "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on 10-31, 2018.

CNK, LLC

BY: _____

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Putnam

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be president (or other officer authorized to execute the instrument) of CNK, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand, at office, on 10-31, 2018.

SWoods

Notary Public
My commission expires: 4/21/20

SUZANNE WOODS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

OWNER OF PROPERTY AND
PARTIES RESPONSIBLE FOR TAXES:
Julzian, LLC

441 Harding Pl. Unit A13
Nashville TN 37211

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $71,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me on 10-31 2018

SWoods

Notary Public
My commission expires: 4/21/20

SUZANNE WOODS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

This instrument prepared by:
ATTORNEYS TITLE & ESCROW
A DIVISION OF AINLEY, HOOVER & HOOVER PLLC
200 NORTH POPLAR STREET
PARIS, TENNESSEE 38242

Exhibit "A"
Parcel ID: 147-03-0A-013.00
Davidson County, Tennessee

Unit A-13, of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571-572 (erroneously omitted in prior deed), said Register's Office, for a more complete identification and description of said unit.

This being the same real estate conveyed to CNK, LLC by Warranty Deed of Gary R. Haynes and wife, JoAnne H. Haynes, dated June 1, 2015, and of record under Instrument No. 20150603-0051753, in the Register's Office of Davidson County, Tennessee.