WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159445 **DEEDWARR**
11/14/2018 12:56:18 PM 2 pgs
Fees: $13.00 Taxes: $2,071.63

20181114-0112268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANE RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2020

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tennessee RE Ventures, LLC -	New Owner	092040G00100CO
(NAME)	(NAME)	
1011A 12th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Jason Griffith,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennessee RE Ventures, LLC - Series 1011 A 12th Avenue North, a Tennessee series limited liability company**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Land in Davidson County, Tennessee, being Unit A 1009 12th Avenue North Townhomes, as shown in the Declaration Establishing 1009 12th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161222-0134937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description of the property.

Being a part of the same property conveyed to Jason N. Griffith, a single man by Warranty Deed from Rhoda L.C. Jones, a single woman, recorded on August 23, 2016, of record in Instrument no. 20160823-087978, Register's Office for Davidson County, Tennessee.

This is improved property known as 1011 A 12th Avenue North, Nashville, TN 37208.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1011A 12th Avenue North Nashville TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands 11/13/18.

Jason Griffith

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Griffith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the within named, and that she did execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 11/13/18.

My Commission Expires: 1/27/21

Notary Public