WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164549 **DEEDWARR**
11/21/2018 03:41:14 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20181121-0114852

File No. RW0004525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,999.00.

Amy Dietenle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2018.

M. Menke
Notary Public

MY COMMISSION EXPIRES: 3-8-2022
(AFFIX SEAL)

MEGAN MENKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Duchene	New Owner	071140E00500CO
(NAME)	(NAME)	
70 Fern Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eight-Nine King Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Duchene, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5, SKY AT FERN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRCTIONS, as shown on plat of record in Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eight-Nine King Development, LLC, by Warranty Deed from Amber Properties, LLC, a Virginia Limited Liability Company, dated April 27, 2015, recorded May 4, 2015 in Instrument No. 20150504-0040082, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 70 Fern Avenue, Nashville, TN 37207

(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 my hand this 21st day of November, 2018.

Eight-Nine King Development, LLC

Leslie Garside

By: Leslie Garside, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

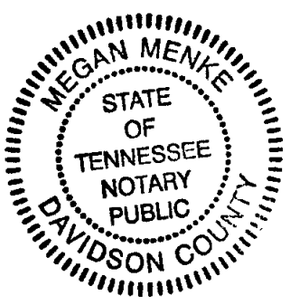
Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be authorized agent of Eight-Nine King Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized agent.

Witness my hand this 21st day of November, 2018.

M. Menke

Notary Public

My commission expires: 3-8-2022



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206