Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1811004 99

Karen Y Johnson Davidson County
Batch# 169573 DEEDWARR
12/03/2018 12:35:32 PM 3 pgs
Fees: $18.00 Taxes: $1,797.83
20181203-0117629

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Brenda M. Beck 1017 Sharpe Avenue Nashville, TN 37206	NEW OWNER	083-01-0-108.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE 404 COMPANY, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto BRENDA M. BECK, an unmarried woman ("Grantee"), her heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1017 Sharpe Avenue, Nashville, Tennessee 37206. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, its heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to the Subject Property to Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, this 30th day of November, 2018.

GRANTOR:

THE 404 COMPANY, LLC

By: _____
David McKinney, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared David McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of THE 404 COMPANY, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of November, 2018.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES NOVEMBER 22, 2021

_____
Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Four Hundred Eighty-Five Thousand Nine Hundred and 00/100 Dollars ($485,900.00).

_____
AFFIANT

Sworn to and subscribed before me, this 30 day of November, 2018.

_____
Notary Public

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4.18.21

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 42, as shown on the map entitled Map of Jones and Bradford's Subdivision, of record in Book 161, page 142, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 42 fronts 50 feet on the north side of Sharpe Avenue and runs back between parallel lines 154.5 feet to an alley.

BEING the same property conveyed to The 404 Company, LLC, a Tennessee limited liability company, by deed from Linda Kay Wheeler, a single resident of the State of Tennessee, dated September 28, 2016, of record as Instrument No. 20160929-0102967, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.

4. Matters contained in plan of record in Book 161, page 142, said Register's Office.