WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173963 **DEEDWARR**
12/13/2018 03:06:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20181213-0121485

A-VRES-18-72B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gavin Hubbard and Austin Moldow	**Watermark Capital, Inc.**	
(NAME)	(NAME)	**093-16-0A-002.00**
72B Maury St	**100 Spectrum Center Drive Ste 150**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Irvine, CA 92618-4964**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON OGGS, MARRIED AND JAMES BROWN, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAVIN HUBBARD AND AUSTIN MOLDOW, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 72B, 72 Maury Street Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 72 Maury Street Residences of record in Instrument Number 20180102-0000651, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Tuesday Investments by Warranty deed from Deberry McKissack of record in Book 8760, page 103, Register's Office for Davidson County, Tennessee, dated May 7, 1982 and recorded on October 19, 1982. and Decree of Redemption recorded in Book 8660, Page 569 and Confirming Sale from Clerk and Master of record in Instrument No. 20161214-0131411, and Report of Sale of record in Instrument No. 20160129-0008814

Being a part of the same property conveyed to Josh Hellmer, married Charles McTorry, married, as tenants in common with the rights of survivorship by Warranty deed from L.A.N.D. Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170718-0072000 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 18, 2017.

Being the same property conveyed to Jason Oggs and James Brown by Quitclaim deed from Josh Hellmer, Charles McTorry, Jason Oggs and James Brown of record in Instrument No. 20180215-0014966, and corrected by Corrective Quitclaim Deed of record in Instrument No. 20180313-0023492 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 15, 2015.

**For the purpose of this conveyance the subject property was never the Grantors primary marital residence.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180102-0000651, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20180117-0004749, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **72B Maury St, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10 DAY OF DECEMBER, 2018.

Jason Oggs

James Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON OGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212