THIS INSTRUMENT PREPARED BY:
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ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 174511 DEEDWARR
12/14/2018 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20181214-0122058

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of December, 2018, by and between AMY M. MILLER (Grantor), party of the first part, and NASHVILLE NOW INVESTMENTS, LLC, a Tennessee Limited Liability Company, (Grantee), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot number 46 on the Revised Plan of Poplar Ridge Section one, as of record in Book 7900, page 206 and corrected in Book 8292, page 973, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Amy M. Miller by Deed recorded on July 31, 2009 in Instrument No. 20090731-0071937 among the land records of Davidson County, Tennessee.

Map 141 06 0A 027.00 Parcel

Real Property Address: 7711 Poplar Ridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2019, and subsequent years, not yet due and payable; subject to matters shown on recorded Book 7900 at Page 206, amended in Record Book 8292 at Page 973 in the Register's Office of Davidson County, Tennessee; restrictions appearing of record in Book 8113, Page 105 in said Register's Office; By-Laws of Poplar Ridge Homeowners Association recorded in Book 8113 at Page 116 in said Register's Office; Rights of others in and to the use of the common areas recorded in Book 8292 at Page 969 and Book 9081 at Page 74 in said Register's Office; Charter of Poplar Ridge Homeowners Association recorded in Book 8232 at Page 501 in said Register's Office; Building setback line of 20 feet from front; 5 feet from side, and 20 feet from rear, as shown on the recorded plat of subdivision; Easement(s) to Harpeth Valley Utility District recorded in Book 8292 at Page 975 in said Register's Office; Easement(s) to Harpeth Valley Utilities District of Davidson and Williamson Counties recorded in Book 7601 at Page 402 in said Register's Office; Easement(s) to Tennessee Electric Power Company recorded in Book 787 at Page 17 in said Register's Office; Easement(s) to Tennessee Valley Authority recorded in Book 4364 at Page 895 in said Register's Office; Easement(s) to United States of America recorded in Book 4116 at page 151 in said Register's Office; Easement(s) to State of Tennessee recorded in Book 3033 at Page 185 in said Register's Office; any encroachment, encumbrance, violation, variation, or adverse

circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land; roads, ways or easements or claims of easements not shown in the Public Records; any lien, or right to a lien, for services, labor or materials hereto or hereafter furnished, imposed by law and not shown on the Public Records; and pending assessments by any taxing authority not yet filed in the Public Records.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

GRANTOR:

Amy M. Miller

STATE OF TENNESSEE)
COUNTY OF Davidson)

On December 14, 2018 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Amy M. Miller**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires:
January 3, 2022

NOTARY PUBLIC

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14 day of December, 2018.

My commission expires:
January 3, 2022

Notary Public

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2022

Property Address: 7711 Poplar Ridge Drive, Nashville, TN 37221.

Mail Tax Notices to: Nashville Now Investments, LLC 7562 Aubrey Ridge Dr. Fairview, TN 37062

Name and Address of Property Owner: Same

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/10/19

Notary' Seal (if on paper)

