WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-20-19

(AFFIX SEAL)

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-20-2019

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Roberto Ramirez Gavidia	Movement Mortgage, LLC	093-06-0A-237.00-CO
(NAME)	(NAME)	
301 Demonbreun Street, Unit 1601	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, TTBONN, LLC, a Kentucky Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jose Roberto Ramirez Gavidia, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1601 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to TTBONN, LLC, a Kentucky Limited Liability Company by Warranty Deed from Jaime E. Colon and wife, Arisel L. Colon of record in Instrument No. 20180322-0027126 Register's Office for Davidson County, Tennessee, dated February 28th, 2018 and recorded on March 22nd, 2018.

BEING the same property conveyed to Jaime E. Colon and wife, Arisel L. Colon by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080529-0054604 Register's Office for Davidson County, Tennessee, dated May 22nd, 2008 and recorded on May 29th, 2008.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 1601, Nashville, TN 37201
(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.

Karen Y Johnson Davidson County
Batch# 176740 DEEDWARR
12/20/2018 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,615.79
20181220-0124122

Witness my hand this 15th day of May, 2018.

TTBONN, LLC
By: _____
Trevor Bonnsetter, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Trevor Bonnsetter, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of **TTBONN, LLC**, the within named bargainor, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such President.

WITNESS my hand and seal this 15th day of May, 2018.

My Commission Expires:
1-20-19

Notary Public

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019

201812200124122

Certification of Authenticity

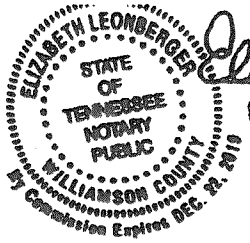
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).