This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3295

Karen Y Johnson Davidson County
Batch# 177079 DEEDWARR
12/21/2018 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20181221-0124288

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-3295

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2018

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew N. Stell and Lisa Todd 266 A White Bridge Pike Nashville, TN 37209	CMG Mortgage, Inc. 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	103 02 OX 002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Seth Martin, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew N. Stell, an unmarried man, and Lisa Todd, a married woman, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT WHITE BRIDGE PIKE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT WHITE BRIDGE PIKE, a Horizontal Property Regime, of record in Instrument Number 20170803-0079438, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Quitclaim Deed from Craig Turner to Seth Martin, as recorded on the 21st day of November, 2018 in Instrument No. 20181121-0114844; part of Quitclaim Deed from Kingdom Homes, LLC, a Florida limited liability company to Craig Turner, as recorded on the 18th day of October, 2018 in Instrument No. 20181018-0103646, as corrected in Scrivener's Affidavit of record in Instrument No. 20181204-0118357, Register's Office of Davidson County, Tennessee. Further part of Quitclaim Deed from Kingdom Homes, LLC, a Florida limited liability company to Craig Turner, as recorded on the 18th day of October, 2018 in Instrument No. 20181018-0103645; part of Warranty Deed from Abbas Taherian, unmarried to Kingdom Homes LLC, a Florida Limited Liability Company, as recorded on the 12th day of June, 2017 in Instrument No. 20170612-0058873 and part of Warranty Deed from Lan Thi Ngo and Trong Tran to Abbas Taherian, as recorded on the 8th day of October, 2002 in Instrument No. 20021008-0122361, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **266 A White Bridge Pike, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2018.

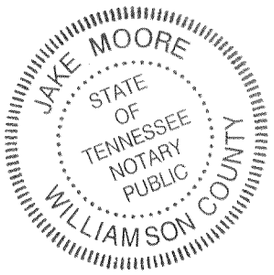
GRANTOR:

Seth Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seth Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2018.



Notary Public
My Commission expires: 9-24-22

201812210124288

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY