Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C18-0637

Karen Y Johnson Davidson County
Batch# 179521 **DEEDWARR**
01/02/2019 11:01:31 AM 4 pgs
Fees: $23.00 Taxes: $629.00

20190102-0000241

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of December, 2018

Notary Public
Commission Expires: Feb 21, 21

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer McCoy, Trustee of Dominick Investment Services Trust dated November 21, 2017 120 Donelson Pike Unit 202 Nashville, TN 37214	New Owner	096 01 0B 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Speakeasy Capital, LLC a Tennessee limited liability company; Matthew E. Wallace and Adam R. Hileman Individually

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer McCoy, Trustee of Dominick Investment Services Trust dated November 21, 2017

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 located in Davidson County, Tennessee, being Unit No. 202 of One Hundred Twenty Donelson Pike Office Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-1 01 , et seq. of the Tennessee Code Annotated, under the Master Deed establishing One Hundred Twenty Donelson Pike Office Condominiums of record in Book 6974, Page 649, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water,

electrical, telephone, and other utility easement snow or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed.

Included in the above description but EXPRESSLY EXCLUDED is the conveyance to the State of Tennessee of record in Instrument No. 20021007-0121772, Register's Office for Davidson County, Tennessee and being more particularly described as:

Beginning at a point in the existing west margin of State Route 255, said point being 40.94 feet left of State Route 255 proposed centerline station 19+728.555; thence with said existing west margin southerly 148 feet more or less to a point, said point being 41.90 feet left of State Route 255 proposed centerline station 19+683.643; thence with the existing northwest margin of said road having a curve right and southwesterly 14 feet more or less to a point, said point being 45.24 feet left of State Route 255 proposed centerline station 19+679.832; thence with the proposed west margin of said road (1) North 07 degrees 39 minutes 38 seconds East 47.23 feet (2) having a 6606.92 foot radius curve right and northerly 30.25 feet (3) North 11 degrees 15 minutes 00 seconds East 83.21 feet to the point of beginning, containing 460 square feet.

BEING the same property conveyed to Speakeasy Capital, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Donna M. Sigmon, Married, (fka Donna Tignor), dated 8/11/14 and recorded 8/13/14, in Instrument No. 20140813-0072930, Register's Office for Davidson County, Tennessee. Speakeasy Capital, LLC, a Tennessee Limited Liability Company was administratively dissolved by the Tennessee Secretary of State. At the time of said dissolution Matthew E. Wallace and Adam R. Hileman were the only members of said LLC. Pursuant to TCA 48-245-302(c) and TCA 48-245-501, the members are executing this Warranty Deed as part of winding up the business and affairs of the said LLC.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 120 Donelson Pike, Unit 202, Nashville, TN 37214

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

Dated this the 28th day of December, 2018.

Speakeasy Capital, LLC,
an inactive Tennessee Limited Liability Company

By: _____
Adam R. Hileman, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Adam R. Hileman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the members of Speakeasy Capital, LLC a limited liability company, and that they are authorized by Speakeasy Capital, LLC to execute this instrument on its behalf as such Member.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28th day of December, 2018.

_____
Notary Public
My Commission Expires: _____

_____
Adam R. Hileman, Individually
(due to the administrative dissolution of
Speakeasy Capital, LLC by the Tennessee Secretary of State)

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Adam R. Hileman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28 day of December, 2018.

_____
Notary Public
My Commission Expires: _____

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

Dated this the 28th day of December, 2018.

Speakeasy Capital, LLC,
an inactive Tennessee Limited Liability Company

By: _____
Matthew E. Wallace, Member

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew E. Wallace with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the members of Speakeasy Capital, LLC a limited liability company, and that they are authorized by Speakeasy Capital, LLC to execute this instrument on its behalf as such Member.

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Notary Public
My Commission Expires: _____

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Matthew E. Wallace, Individually
(due to the administrative dissolution of
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COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew E. Wallace, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28th day of December, 2018.

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Notary Public
My Commission Expires: _____