Name and Address of New Owner:
Devin Komline and Patricia Komline
1447 Snell Boulevard
Nashville, TN 37218

Send Tax Bills To:
Devin Komline and Patricia Komline
1447 Snell Boulevard
Nashville, TN 37218

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
3102 West End Avenue
400
Nashville, TN 37203

Map & Parcel No: 071160E00100CO

Karen Y Johnson Davidson County
Batch# 180549 DEEDWARR
01/04/2019 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20190104-0001032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mc2 Development, LLC, a Tennessee Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Devin Komline, an unmarried man, and Patricia Komline,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Unit A of 1317A-1317B Jones Avenue Townhomes, of record in Instrument No. 20170818-0084989, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Mc2 Development, LLC by Quitclaim Deed from Cedric Mckissak, recorded on August 02, 2017, of record in Instrument No. 20170802-0078338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cedric Mckissak by Quitclaim Deed from Jamithia Jenkins, recorded on March 30, 2017, of record in Instrument No. 20170330-0030914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamithia Jenkins, by Warranty Deed from

Ernest McClain, recorded on October 02, 2013, of record in Instrument Number 20131002-0103377, Register's Office for Davidson County, Tennessee.

This is improved property known as 1317 Jones Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of December, 2018.

Mc2 Development,LLC, a Tennessee Limited Liability Company

By: _____
Sylvia McCormick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Sylvia McCormick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Mc2 Development, LLC, the within named bargainor, a Limited Liability Company, and that such Sylvia McCormick as such Managing Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member

Witness my hand and seal, at office in Nashville, this 28th day of December, 2018.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 28th day of December, 2018.

Notary Public
My commission expires: 3-8-2021
File No. 2018-10

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19