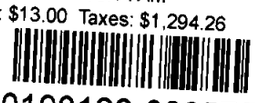
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180676

WARRANTY DEED

Karen Johnson Davidson County
Batch# 186333 **DEEDWARR**
01/22/2019 09:36:14 AM 2 pgs
Fees: $13.00 Taxes: $1,294.26



20190122-0005755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2019.

NOTARY PUBLIC

My commission expires: 2/11/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Hunter Marckwardt and wife, Kimberly P. Marckwardt 1074B Zophi Street Nashville, TN 37216	Same address as new owner	072-06-0-N-002.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Nine Thousand Eight Hundred and 00/100 Dollars ($349,800.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NASH BNB, LLC**, a Tennessee limited liability company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS HUNTER MARCKWARDT AND WIFE, KIMBERLY P. MARCKWARDT**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1074B on the Plan of 1074 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150623-0060251, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Nash bnb, LLC, by Quitclaim Deed from David James Lawver, aka David Lawver, a single man, dated 9/28/2017, recorded 10/2/2017, of record in Instrument No. 20171002-0100773, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to David Lawver, a single man, by Warranty Deed from Urban Development Group, LLC and Integrity First Ventures, LLC, dated 2/1/2017, recorded 2/8/2017, of record in Instrument No. 20170208-0013135, said Register's Office.

The address of the herein described property is believed to be 1074B Zophi Street, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of January, 2019.

NASH BNB, LLC

BY: DAVID LAWVER, MEMBER

STATE OF CA
COUNTY OF Santa Clara

Personally appeared before me, a Notary Public, David Lawver, Member of Nash bnb, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a member or other authorized signer for Nash bnb, LLC, the within-named bargainor, a limited liability company, and that as such Member he executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by himself as authorized signer.

WITNESS my hand and seal, this the 15th day of January, 2019.

K. ROONEY
Notary Public - California
Santa Clara County
Commission # 2140199
My Comm. Expires Feb 11, 2020

Notary Public

K Rooney
Printed Notary Name

My commission expires: 2/11/2020