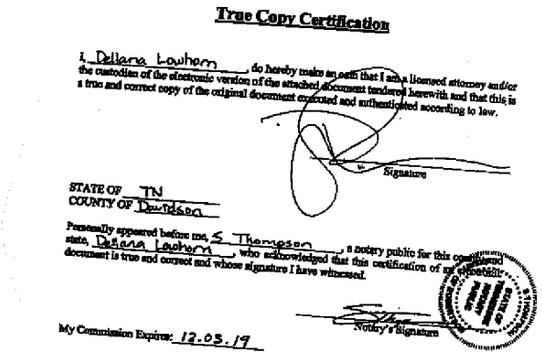
Karen Johnson Davidson County
Batch# 189117 DEEDWARR
01/29/2019 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $795.13
20190129-0008325

Name and Address of New Owner:
Andrew Rowe
242 Windsor Terrace Drive
Nashville, TN 37221

Send Tax Bills To:
Andrew Rowe
242 Windsor Terrace Drive
Nashville, TN 37221

This Instrument Prepared By:
Melody Weathers
Bell Law Settlement Services, LLC
112 30th Avenue North
400
Nashville, TN 37213

Map & Parcel No: 091050W00400CO


True Copy Certification

I, Dellara Lawhorn, 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, Dellara Lawhorn, 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

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, **670 James Avenue, 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 **Andrew Rowe, a single man,** "the Grantee," 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 4, as Shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in instrument No. 20170501-0042517, Register's Office for Davidson County, Tennessee, and joinder to Declaration of Covenants, Conditions and Restrictions of record in instrument No. 20170829-0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to 670 James Avenue, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office Davidson County, Tennessee.

Being the same property conveyed to HR Properties of Tennessee general partnership by deed from Bellar Auto Parts, Inc., a Tennessee corporation filed of record on 12/21/2015, in Instrument No. 20151221-0127692, Register's Office for Davidson County, Tennessee.

This is improved property known as 676 James, Unit 4, Nashville, TN 37209.

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.

This property is subject to the restrictions of Affordable Housing.

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 Grantee, and the Grantee's 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 18th day of January, 2019.

670 James Avenue, LLC, a Tennessee Limited Liability Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared John A Bell Jr, 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 Auhtorized Agent of 670 James Avenue, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 18th day of January, 2019.

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 $214,900.00, 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 NOTARY PUBLIC TENNESSEE DAVIDSON

Sworn to and subscribed before me this
18th day of January, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-82

201901290008325