WARRANTY DEED

Karen Johnson Davidson County
Batch# 190952 **DEEDWARR**
02/01/2019 01:44:00 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20190201-0009874

O-VRES-19-5702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Salisa Suwanprathip	**SWBC Mortgage**	
(NAME)	(NAME)	**091-10-0O-002.00**
5702 Maxon Ave.	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES MYLCRAINE CUSTOM BUILDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SALISA SUWANPRATHIP, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 5700 Maxon Avenue Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for The 5700 Maxon Avenue Townhomes of record in Instrument Number 20170428-0041811, as corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054091, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to James Mylcraine Custom Building, LLC, a Tennessee limited liability company by Warranty deed from Betty Elaine Adair of record in Instrument No. 20161122-0122995 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 22, 2016. (Value of consideration shown in aforementioned deed $200,000.00.) Being also known as 5702 Maxon Ave. Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2019, not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170428-0041811, as corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054091, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee;
- Temporary Construction Easement and Deed to the State of Tennessee of record in Instrument Number 20011022-0115081, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5702 Maxon Ave., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30 DAY OF JANUARY, 2019.

James Mylcraine Custom Building, LLC, a Tennessee limited liability company

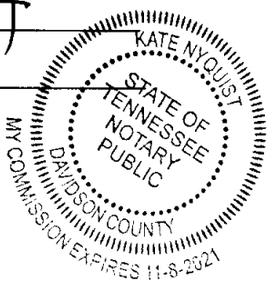
BY: _____
James Mylcraine
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MYLCRAINE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of JAMES MYLCRAINE CUSTOM BUILDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of January, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212