Name and Address of New Owner:
Brian Bandas
942 Lawn View Lane
Franklin, TN 37064

Send Tax Bills To:
Brian Bandas
942 Lawn View Lane
Franklin, TN 37064

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 192340 DEEDWARR
02/06/2019 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $3,699.26
20190206-0011417

Map & Parcel No: 82-12-V-4.00 & 82-12-V-3.00

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, **Advance Equity, LLC** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Bandas, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being certain private element units situated in Davidson County, Tennessee, being Unit C and Unit D, together with the appurtenant common elements, of 208 Myrtle Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing a Horizontal Property Regime for the 208 Myrtle Street Townhomes, of record in Instrument No. 20171229-0132509; as amended in Instrument No. 20190117-0005041 and in Instrument No. 20190129-0008621, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan

of 208 Myrtle Street Townhomes, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 208 Myrtle Street Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit. Being a portion of the property conveyed to Advanced Equity, LLC, an Arizona limited liability company by Warranty Deed from Frank James Dunn, Jr., dated March 30, 2017, recorded March 31, 2017, of record in Instrument No. 20170331-0031726, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Frank James Dunn, Jr. by Quitclaim Deed from Addie Dunn Davis, dated November 25, 1996, recorded November 27, 1996, of record in Book 10272, page 829, said Register's Office. See also Final Decree Confirming Sale of record in Instrument No. 20160115-0004360, said Register's

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 1st day of February, 2019.

Advance Equity, LLC

By:
Rick Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2019, before me personally appeared Rick Wells of Advance Equity, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he as such authorized agent executed the same as such authroized agnets free act and deed.

Witness my hand, at office, this ~~19th day~~ 1st February of ~~January,~~ 2019.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
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 $999,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
1st day of February, 2019.

Notary Public
My commission expires: 3/10/2019
File No. 2019-85

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)