Name and Address of New Owner:
John Jeffrey Lupo, Anthony Allen Kemp, and Charles Russell
1017 10th Street
1
Santa Monica, CA 90403

Send Tax Bills To:
John Jeffrey Lupo, Anthony Allen Kemp, and Charles Russell
1017 10th Street
1
Santa Monica, CA 90403

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

Karen Johnson Davidson County
Batch# 194831 DEEDWARR
02/13/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20190213-0013513

Map & Parcel No: 0892120V00100CO

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 **John Lupo, an unmarried man, Anthony A. Kemp, an unmarried man and Charles Russell, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A joint tenants with right of survivorship

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

Land in Davidson County, Tennessee, being Lot Unit A of 208 Myrtle Street Townhomes, of record in Instrument No. 20171229-0132509, amended in Instrument No. 20190117-0005041 and Instrument No. 20190129-0008621, 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 Advance Equity, LLC, an Arizona limited liability company by Warranty Deed from Frank James Dunn, Jr., recorded on March 31, 2017, of record in Instrument No. 20170331-0031726, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank James Dunn, Jr., by Quitclaim Deed from Addie Dunn Davis, recorded on November 27, 1996, of record in Book 10272, Page 829, Register's Office for said County.

This is improved property known as 208 A Myrtle Street, Nashville, TN 37206.

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 8th day of February, 2019.

Advance Equity, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2019, before me personally appeared Rick Wells as authroized agent for 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 (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of February, 2019.

Notary Signature
My commission expires: 3-8-2021

DAVIDSON COUNTY DELANNA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC

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 $494,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of February, 2019.

Notary Public
My commission expires:_____
File No. 2019-127

MAKEYSHA SORENSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021

201902130013513

True Copy Certification

I, Penny Y. Ray, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019