PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

MARY ANNE PALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

J-UI-18-1818-H

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Vicki Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Timo6, LLC	**New Owner** Matthew Bolton	
(NAME)	(NAME)	**081-07-0-547.00**
1818 10th Ave N.	1004 Ash Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Greenbrier TN 37073	
(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, **KENNETH MCFADDEN, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMO6, LLC,** 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 Lot No. 25 on the Plan of Maple Grove Subdivision, of record in Book 57, Page 83, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 33 1/3 feet on the east side of 10th Avenue North, formerly Maple Street and extends back between parallel lines 174 feet to an alley.

Being the same property conveyed to Kenneth McFadden, Jr. by Quitclaim Deed from Barbara J. Owens,(f/k/a Barbara J. Rogers) of record in Instrument No. 20180627-0061910, Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1818 10th Ave N., Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch# 195456 **DEEDWARR**
02/14/2019 11:54:43 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20190214-0013905

Witness my/our hand(s) this the 13th DAY OF FEBRUARY, 2019.

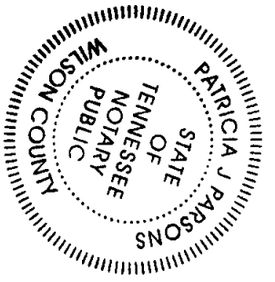
Kenneth McFadden, Jr. by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH MCFADDEN, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH MCFADDEN, JR..

Witness my hand and official seal, this the 13th of February, 2019.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)



RETURN TO:
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Nashville, TN 37212