Karen Johnson Davidson County
Batch# 195621 DEEDWARR
02/14/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $4,181.00
20190214-0014084

This Instrument Prepared By:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,130,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191478	Affiant Sworn to and subscribed before me this 14th day of February, 2019. Notary Public My Commission Expires: July 24, 2022

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of February, 2019, among:

NDO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RACHEL HARRIS AND BENJAMIN BERG, wife and husband

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. A, 1913 Lombardy Ave. Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for 1913 Lombardy Ave. Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180521-0048265, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to NDO Development, LLC, a Tennessee limited liability company, by Deed dated May 4, 2018, from Claudia Corsini Bell-Batson, Anita M. Monohan, Andrew T. Corsini, Richard J. Corsini, devisees under the Last Will and Testament of Allie Taylor Corsini, recorded May 21, 2018, in Instrument Number 20180521-0048261, in the Register's Office for Davidson County, Tennessee.

Being also known as 1913 A Lombardy Ave Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

NDO Development, LLC

BY:_____
Richard Davis
Managing Member

State of Tennessee)
County of Williamson)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Richard Davis*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ***Managing Member*** of ***NDO Development LLC,*** the within named bargainor, and that he as such ***Managing Member,*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Managing Member***.

Witness my hand and official seal this 14th day of February, 2019.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Rachel Harris and Benjamin Berg
Address: 1913 A Lombardy Ave
City, State, Zip: Nashville, TN 37215

Tax ID: 117-07-2A-001.00-CO

Responsible Party For Taxes:

Name: Rachel Harris and Benjamin Berg
Address: 1913 A Lombardy Ave
City, State, Zip: Nashville, TN 37215

Certificate of Authenticity

I, Ann Segall, 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.

Ann Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hunter, a notary public for this county and state, Ann Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

