THIS INSTRUMENT PREPARED BY:
Wendy Geurin Smith
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(901) 761-8111

ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 196694 DEEDWARR
02/19/2019 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20190219-0015115

WARRANTY DEED

THIS INDENTURE, made and entered into this 19 day of February, 2019, by and between SHEA BARHAM, an unmarried woman (Grantor), party of the first part, and NASHVILLE NOW INVESTMENTS, LLC, a Tennessee limited liability company (Grantee), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 54 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Shea Barham, an unmarried woman, by Warranty Deed recorded on May 26, 2015 in Instrument No. 20150526-0048043, among the land records of Davidson County, TN.

Map 141 06 0D 054.00 Parcel

Real Property Address: 3111 Harpeth Spring Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2019, and subsequent years, not yet due and payable; subject to but not limited to rights or claims of parties in possession not shown by the public records; subject to matters shown on recorded in Plat as Instrument Nos. 20030213-0019999 and 20020709-0082561 in the Register's Office of Davidson County, Tennessee; restrictions appearing of record in Instrument Nos. 20030205-0016032, 20050520-056889, 20030218-020986, 20030218-0020987, 20020912-0110994, and 20030303-0027398 in said Register's Office; easement(s) to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee recorded in Book 7601 at Page 415, to Nashville, Chattanooga & St. Louis Railway recorded in Book 1298 at Page 244; to Comcast of Nashville I, LLC recorded in Instrument 20121114-0104692 in said Register's Office; Title to that portion of the Land lying within the bounds of the railroad right of way of Nashville, Chattanooga & St. Louis Railway Railroad; subject to Storm Detention Agreement of record in Instrument No. 20021217-0155374 in said Register's Office; rights of adjoining lot owners to the lateral support and encroachment of the party walls situate on side lot lines; Title to that portion of the Land lying below the mean high water mark of Harpeth River; Riparian rights incident to the Land; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

GRANTOR:

Shea Barham

Shea Barham

STATE OF TENNESSEE)
COUNTY OF Davidson)

On February 19, 2019 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Shea Barham**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires:
1/3/22

NOTARY PUBLIC

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19 day of February, 2019.

My commission expires:
1/3/22

Notary Public

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2022

Property Address: 3111 Harpeth Springs Drive, Nashville, TN 37221.

Mail Tax Notices to: Nashville New Investments, 7562 Aubrey Ridge Dr. Fairview, TN 37062

Name and Address of Property Owner: Nashville New Investments,
7562 Aubrey Ridge Dr.
Fairview, TN 37062

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

