This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3596

Karen Johnson Davidson County
Batch# 197462 DEEDWARR
02/21/2019 11:20:24 AM 3 pgs
Fees: $18.00 Taxes: $1,831.13

20190221-0015805

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $494,900.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2019.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Barons 119 Capen St. Medford, MA 02155	~~Franklin Synergy Bank~~ ~~722 Columbia Avenue~~ ~~Franklin, TN 37064~~ New Owner	82-12-V-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Advance Equity, LLC, a Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mark Barons**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being certain private element unit situated in Davidson County, Tennessee, being Unit B, 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 Office.

Being certain private element unit situated in Davidson County, Tennessee, being Unit B, 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, 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 Office.

This is ☒ improved or ☐ unimproved property located at: **208C Myrtle Street, Nashville, TN 37206.** The subject property is neither the principal residence of Grantee nor his spouse or any dependent.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2019.

GRANTOR:

Advanced Equity, LLC, a Limited Liability Company

Rick Wells

By: Rick Wells
Its: Managing Member

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rick Wells, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager of Advanced Equity, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of February, 2019.

Notary Public State of Arizona
Maricopa County
Vicki A Fischer
My Commission Expires 09/30/2022
Commission Number 551884

Vicki A Fischer
Notary Public
My Commission expires: Sept 30, 2022