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

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

Karen Johnson Davidson County
Batch# 197945 DEEDWARR
02/22/2019 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20190222-0016273

WARRANTY DEED

THIS INDENTURE, made and entered into this 21 day of February, 2019, by and between BILLY R. BAGWELL, (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:

Unit No. S-308, together with the Carport designated No. S-308-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

NOTE: Being the same property as conveyed to Billy R. Bagwell and wife, Sue C. Bagwell, by Warranty Deed recorded on April 22, 1994 in Book 9319 at Page 728, among the land records of Davidson County, TN. Sue C. Bagwell died on July 31, 2018 while married to Billy R. Bagwell. Bill R. Bagwell hereby conveys the entire interest in the property as the surviving spouse of Sue C. Bagwell.

Map 142 05 B Parcel 111.00

Real Property Address: 8300 Sawyer Brown Rd., #S-308, 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; rights or claims of parties in possession not shown by the public records; matters shown on recorded Plat Book 4675 at Page 75, 76, 77 in the Register's Office of Davidson County, Tennessee; including public utility easements, drainage easements, and Louisville and Nashville Railroad located on the Land; restrictions appearing of record in Book 4784, Page 464, and Book 4784, Page 482 in said Register's Office; title to that portion of the Land lying within the bounds of the railroad right of way of Louisville and Nashville Railroad; building setback line of 30 feet from rear, as shown on the recorded plat of subdivision; rights of the adjoining lot owners to the lateral support and encroachment of the party walls situate on side lot lines; any encroachment, encumbrance, violation,

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.

Billy R. Bagwell

STATE OF TENNESSEE)
COUNTY OF Davidson)

On February 21, 2019 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Billy R. Bagwell, 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 they, 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 $215,000.00, 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 21 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: 8300 Sawyer Brown Rd., #S308, Nashville, TN 37221.

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

Name and Address of Property Owner: Same.

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)

