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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Diedra A. Walker
Affiant

Subscribed and sworn to before me this 26th day of February, 2019.

Notary Public

My Commission Expires: 6/13/2022

Karen Johnson Davidson County
Batch# 200987 DEEDWARR
03/01/2019 10:12:02 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20190301-0018719

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

18-0571

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brannon C. Taylor	Quicken Loans, Inc.	
512 A Rosedale	1050 Woodward Avenue	118-04-0-040.00
Nashville, TN 37211	Detroit, MI 48226-1905	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nash Properties, LLC, a Tennessee limited liability company,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Brannon C. Taylor, a single man,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 512A of the 512 Rosedale Avenue Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 512 Rosedale Avenue, a Horizontal Property Regime with Private Elements, as recorded at Instrument No. 20180727-0073476, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Nash Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated July 13, 2018 from Delvin L. Haislip, unmarried, recorded July 18, 2018 at Instrument No. 20180718-0070045, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **512 A Rosedale, Nashville, TN 37211.**

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, his heirs and assigns,

forever; and we do covenant with the said GRANTEE 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, his 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.

Witness our hands this 26th day of February, 2019.

Nash Properties, LLC, a Tennessee limited liability company

By: Kristina Nash, Member
Kristina Nash
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Kristina Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a Member of Nash Properties, LLC, a Tennessee limited liability company, and that she as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Member.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of February, 2019.

Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022

