Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0062S-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of March, 2019

Notary Public
My Commission Expires: 11-3-2020

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 202995 DEEDWARR
03/07/2019 10:07:04 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20190307-0020967

Address of New Owner	Send Tax Bills To:	
Austin Walswick 912A West Avenue Nashville, TN 37206	F&M Bank 50 Franklin St. Clarksville, TN 37040	Map/parcel: 072-13-3A-001.00 CO

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, I/WE

Life Investments, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Walswick, a single woman

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

A certain townhome located in Davidson County, Tennessee, being Unit A of "912 West Avenue Townhomes", a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 912 West Avenue Townhomes of record in Instrument Number 20180307-0021556, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Declaration.

Being part of the same property conveyed to Life Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Superior Development, LLC, a Tennessee limited liability company, dated 3/6/18 and recorded 3/8/18 in Instrument Number 20180308-0021838; and part

of the same property previously conveyed to Superior Development, LLC, a Tennessee limited liability company, by Warranty Deed from Legacy Properties, LLC, a Tennessee limited liability company, dated 8/25/17 and recorded 8/29/17 in Instrument Number 20170829-0088669; and part of the same property previously conveyed to Legacy Properties, LLC by Warranty Deed from Bernard S. Blough and Marian L. Blough, husband and wife, dated 6/10/16 and recorded 6/13/16 in Instrument Number 20160613-0059617, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 912A West Avenue Nashville, TN, 37206

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(S), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of March, 2019

Life Investments LLC
Life Investments, LLC, a Tennessee limited liability company

BY: Beverly House, Sole Member
Beverly House, Sole Member

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Beverly House** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself to be a Member of Life Investments, LLC, a Tennessee limited liability company and that she as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Member

Witness my hand and official seal this 5th day of March, 2019

Notary Public

My Commission Expires: 7/6/20

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD