Karen Johnson Davidson County
Batch# 203024 DEEDWARR
03/07/2019 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $945.35
20190307-0021002

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Y-P1-19-11-403

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert W. Proctor, Jr and Daniel Jackson Howard	New Owner	
(NAME) **11 Music Square East, Unit 403**	(NAME) 1127 Offshore Dr.	093-13-0A-403.00-CO
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Fayetteville, NC 28305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **P1 INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT W. PROCTOR, JR AND DANIEL JACKSON HOWARD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 403 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, Et Seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with undivided percent interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominium as set forth in exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to P1 Investments, LLC by Quitclaim deed from Adam B. Moore and Gregory F. Lamas of record in Instrument No. 20170807-0080666 Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 07, 2017.

This conveyance is subject to:
- Master Deed establishing a Horizontal Property Regime of Spence Manor Condominium, of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee.
- By-Laws of Spence Manor Condominium and Spence Manor Condominium Association, Inc. attached as Exhibit "B" to the Master Deed of record in Book 6794, Page 219, in the Register's Office for Davidson County, Tennessee.
- Charter of Spence Manor Condominium Association, Inc. of record in Book 6790, Page 237, as amended in Instrument No. 20011106-0121962 and Instrument No. 20020710-0083218, in the Register's Office for Davidson County, Tennessee.
- Spence Manor Condominium Association Rules Regarding Modification of Units of record in Instrument Number 20181226-0125273 , in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **11 Music Square East, Unit 403, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 my/our hand(s) this the 5th DAY OF MARCH, 2019.

P1 Investments, LLC

BY: _____
Tyler Thompson
Member

BY: _____
Adam Moore
Member

BY: _____
Greg Lamas
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER THOMPSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of P1 INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM MOORE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of P1 INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREG LAMAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of P1 INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY