WARRANTY DEED

Karen Johnson Davidson County
Batch# 208492 DEEDWARR
03/21/2019 03:48:59 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20190321-0025981

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Stephanie Pivkova and Jonathan Gillie	SEND TAX BILLS TO: new owners	MAP-PARCEL NUMBERS
(NAME)	(NAME)	08207045300
803 N 5th St (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Team 9 Real Estate Solutions LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Gillie and Stephanie Pivkova, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Miller's Addition to Edgefield, now East Nashville of record in Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Capital Invest, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170202-0011093, Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 02, 2017.

Being the same property conveyed to Capital Invest, LLC by Substitute Trustee's Deed from Shapiro and Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee of record in Instrument No. 20160831-0091621, Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on August 31, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 803 N 5th St. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-Kd-19-803

Witness my hand this 19th day of March, 2019.

TEAM 9 REAL ESTATE SOLUTIONS, LLC

Kenneth D Davis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth D. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath to acknowledge himself to be the Authorized Member of Team 9 Real Estate Solutions, LLC, the within named bargainor, a Limited Liability Company, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal at office this 19th day of March, 2019.

Notary Public

My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY