STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,900.00.

x Laura M. Varnier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/26/2022
File No. 19-4626

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 212577 DEEDWARR
04/02/2019 09:02:01 AM 2 pgs
Fees: $13.00 Taxes: $1,457.43
20190402-0029519

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura M. Varnier and Jo E. Holt (NAME)	Mortgage Investors Group (NAME)	P/O 91-13-200
417A West Bend Drive (STREET ADDRESS)	8320 East Walker Springs Lane, 200 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **American Eagle Construction, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura M. Varnier, unmarried and Jo E. Holt, unmarried, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

Being Unit A on the plat of Homes at 417 West Bend of record in Instrument # 201802130014114, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to American Eagle Construction, LLC, by Deed dated October 30, 2017 from Sandra Renea Taylor, married, recorded November 1, 2017, in Instrument Number 20171101-0112229, in the Official Records of Davidson County, Tennessee.

Further being the same property conveyed to Sandra Renea Taylor, married by Deed dated June 30, 1995 from Michael C. Teal and Laura Joan Teal, husband and wife, of record in Book 9726, Page 787, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 1358, page 140 and in Book 1371, page 649, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 65, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime at 417 West Bend and recorded in Instrument No 201802130014114, Register's Office for Davidson County, Tennessee.

4. This is a Planned Housing Development.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 417a West Bend Drive, Nashville, TN 37209.

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. Whenever 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 29th day of March, 2019.

American Eagle Construction, LLC, a Tennessee Limited Liability Company

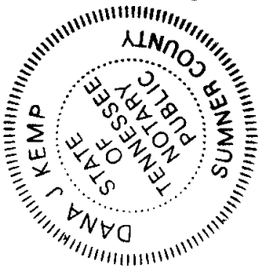
By: Waleed Seder

Waleed Zain Seder, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Waleed Zain Seder with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Chief Manager of American Eagle Construction, LLC, the within-named bargainor, a corporation, and that such Waleed Zain Seder, as such Chief Manager, executed the within instrument for the purposes therein contained, be personally signing the name of the corporation as Chief Manager.

Witness my hand and seal, this 29th day of March, 2019.



Notary Signature
My commission expires: 3-2-2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066