This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, is $380,000.00.

Affiant

Subscribed and sworn before me this the 28th day of March, 2019.

Notary Public
My commission expires: 3/2/21

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 213115 **DEEDWARR**
04/03/2019 09:07:02 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190403-0029998

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew R. Metz 605 Neill Ave. Nashville, TN 37206	Wells Fargo 6200 Park Ave. Des Moines, IA 50321	082-08-0 060.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 21FIVE HOMES, LLC, A TENNESSEE LIMITED LIABILTIY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW R. METZ AND HOLLY SCHARDINE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 1 on the plan of Bransford Realty Company's Re-Subdivision of Lot Nos. 66, 67 and 68 of the McWhorter Tract and of the Love McFerrin Tract of record in Book 4060, Page 6, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the easterly margin of Neil Avenue, formerly Fite Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to 21Five Homes, LLC, a Tennessee Limited Liability Company, by deed from Tyler Rygmyr and Aaron Noffsinger, dated 03/29/2018, of record in Instrument No. 20180402-0030119, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 605 Neill Ave., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of March, 2019.

21Five Homes, LLC

Aaron Noffsinger, Member

Tyler Rygmyr, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aaron Noffsinger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Aaron Noffsinger as such MEMBER.

Witness my hand and official seal this 27th day of March, 2019.

My commission expires:
6/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Rygmyr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Tyler Rygmyr as such MEMBER.

Witness my hand and official seal this 27th day of March, 2019.

My commission expires:
6/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY