THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AW-19-1907-UnitB

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $363,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2019.

Notary Public
My Commission Expires: October 7, 2019

OLIVIA WAGGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kellee Cooper & Andrew Adamson 1907B 9th Ave N Nashville, TN 37208	New Owner	Tax Parcel ID No. 081-07-2N-002.00

Karen Johnson Davidson County
Batch# 213810 DEEDWARR
04/04/2019 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20190404-0030692

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1907 9TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KELLEE COOPER AND ANDREW T. ADAMSON, AS JOINT TENANTS,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1907 9th Avenue, Horizontal Property Regime, of record in Instrument No. 20180510-0044845 and corrected in Instrument No. 20180821-0082917 and Instrument No. 20190319-0024998, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 1907 9TH AVE, LLC, A TENESSEE LIMITED LIABILITY COMPANY, by deed from TRUE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180321-0026645, dated March 20, 2018, said Register's Office.

This is improved property commonly known as: **1907B 9th Ave N Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2019.

1907 9TH AVE, LLC

By: _____
Rogers Jackson, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROGERS JACKSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **1907 9TH AVE, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

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

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

_____
Notary Public
My Commission Expires: 11/3/2020

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

