This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3850

Karen Johnson Davidson County
Batch# 215927 DEEDWARR
04/10/2019 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20190410-0032571

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $252,000.00

LeAnn Maloney
Affiant

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 5th day of April, 2019

Notary Public
My Commission Expires: 12/14/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lashawn Leah Lundstrom and William Gerard Birt 8717 Ambonnay Drive Brentwood, TN 37027	Victorian Finance LLC 2570 Boyce Plaza Rd. Pittsburgh, PA 15241	181-14-0A-207.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bendell Real Estate, LLC, a Pennsylvania Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lashawn Leah Lundstrom and William Gerard Birt**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, being Unit 115, together with the appurtenant interest in the common elements of The Villas at Concord Place, Phase 4, a horizontal property regime with private elements established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place of record in Instrument No. 20050922-0114218; as amended and supplemented in Instrument No. 20060328-0035297; Instrument No. 20060501-0049958; Instrument No. 20060731-0092350; Instrument No. 20061228-0160255; Instrument No. 20070130-0012170; Instrument No. 20071129-0138690; as corrected in Instrument No. 20071213-0143550; and further amended in Instrument No. 20080226-001882; and in Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site plan attached as Exhibit to the amendment to the aforementioned Declaration, said amendment being recorded as Instrument No. 20070130-0012170, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Villas at Concord Place provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Bendell Real Estate, LLC by Quitclaim Deed from Stephen Gould and Thomas J. Friedel, dated September 11, 2015, recorded October 12, 2015, of record in Instrument No. 20151012-0103490, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **8717 Ambonnay Drive, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April, 2019.

GRANTOR:

Bendell Real Estate, LLC, a Pennsylvania Limited Liability Company

By: Stephen M. Gould
Stephen M. Gould, managing member

By: _____
*Thomas J. Friedel, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Gouldl, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the managing member of Bendell Real Estate, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of April, 2019.

JANE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

*STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas J. Friedel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the managing member of Bendell Real Estate, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of April, 2019.

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19

201904100032571

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY