NEW OWNER:
Lauren Debello
219 D Prince Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-171

MAP & PARCEL
071-07-0C-004.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 218671 DEEDWARR
04/16/2019 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20190416-0035009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC Development, LLC** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Lauren Patricia Debello, a single person** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit D of the Homes at 219 Prince Avenue, together with the limited common elements appurtenant thereto, as established by that Declaration of Covenants, Conditions, and Restrictions for Homes at 219 Prince Avenue, a Horizontal Property Regime with Privates Elements of record in Instrument No. 20161123-0124011, and as depicted on that plat of same appended thereto as Exhibit B, as amended in Instrument No. 20170606—0056470, and Instrument No. 2011206-0119096, Register's Office of said County, to which reference is hereby made for a more particular description.

Being part of the same property conveyed to TBC Development, LLC, by Warranty Deed from Steven V. Yates, unmarried, dated September 25, 2015, of record in Instrument no. 20151001-0099827, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **April, 2019**.

TBC DEVELOPMENT, LLC

BY: JAMES BEACH, MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES BEACH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **HE** is a **MEMBER** of **TBC DEVELOPMENT, LLC**, the within–named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as as such authorized officer.

WITNESS my hand and official seal at office this 15th day of **April, 2019**.

My commission expires: 5-24-21

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is $ **295,000.00**.

AFFIANT

Sworn to and subscribed to before me this 16th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

