THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 220349 **DEEDWARR**
04/22/2019 03:08:32 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190422-0036804

STATE OF TN)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $374,999.00

Affiant

Subscribed and sworn to before me, this 19 day of April, 2019.

Notary Public
My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Bethany & Bryce Merritt, and Bradley & Cynthia Merritt 1727 A Pecan Street Nashville, TN 37208	New Owner	Tax Parcel ID No. 081-02-4B-001.00

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, **ADAMANTIUM INVESTMENTS, LLC, an Indiana limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BETHANY MERRITT AND BRYCE MERRITT, WIFE AND HUSBAND, AND BRADLEY MERRITT AND CYNTHIA MERRITT, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** ("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. A, as established by the Declaration of Covenants, Conditions, and Restrictions for 1727 Pecan Street Homes, of record in Instrument No. 20171208-0125578, Register's Office for Davidson County, Tennessee. Said Unit A being shown as part of Exhibit "B" of said Declaration.

Being a portion of the same property conveyed to ROB STOUDER, by deed from APPALACHIAN CULTIVATION FUND, LLC, A WYOMING LIMITED LIABILITY COMPANY, of record in Instrument No. 20171027-0110417, dated October 6, 2017, said Register's Office. Being further conveyed to ADAMANTIUM INVESTMENTS, LLC, AN INDIANA LIMITED LIABILITY COMPANY, by quitclaim deed from ROB STOUDER, of record in Instrument No. 20171208-0125579, dated December 6, 2017, said Register's Office.

This is unimproved property commonly known as: **1727 A Pecan Street, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VC19-1727A

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 19th day of April, 2019.

ADAMANTIUM INVESTMENTS, LLC

Roberto Gutierrez, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERTO GUTIERREZ**, 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 ADAMANTIUM INVESTMENTS, LLC, the within named bargainer, an Indiana 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 19th day of April, 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