RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911751

WARRANTY DEED

Karen Johnson Davidson County
Batch# 225323 DEEDWARR
05/03/2019 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20190503-0041286

STATE OF ~~TENNESSEE~~ CA
COUNTY OF ~~DAVIDSON~~ Santa Clara

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019.

NOTARY PUBLIC

My commission expires: 2/11/2019

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Allen and Jill S. Allen, Trustees of the Allen Family Trust dated August 1, 2003 1074B Zophi Street Nashville, TN 37216	Same address as new owner	072 06 0N 002.00CO

K. ROONEY
Notary Public - California
Santa Clara County
Commission # 2140199
My Comm. Expires Feb 11, 2020

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($349,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **1013 SPAIN, LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL L. ALLEN AND JILL S. ALLEN, TRUSTEES OF THE ALLEN FAMILY TRUST, DATED AUGUST 1, 2003**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1074-A, on the plan of 1074 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements, the Declaration of Covenants, Conditions and Restrictions of record in Instrument #20150623-0060251, as revised by Amendment to Covenants, Conditions and Restrictions for 1074 Zophi Street Townhomes, a Horizontal Property Regime, with Private Elements of record in Instrument No. 20181228-0128211 (incorrectly referenced as 20181228-0125211 in previous Deed), in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to David Lawver, by Warranty Deed from Integrity First Ventures, LLC and Urban Development Group, LLC, dated 12/5/2016, recorded 12/29/2016, of record in Instrument #20161229-0136737, in the Register's Office for Davidson County, Tennessee. Being a portion of the property conveyed by Quit Claim Deed to Nash bnb, LLC, from David James Lawver, aka David Lawver, a single man, of record in Instrument No. 20171002-0100773, by Quit Claim Deed to David J. Lawver, a single man from Nash bnb, LLC, of record in Instrument No. 20180222-0017087, by Quit Claim Deed to 1013 Spain, LLC, a Wyoming limited liability company, from Nash bnb, LLC and David James Lawver, of record in Instrument No. 20190314-0023461, all in the Register's Office for said County

Property more commonly known as 1074B Zophi Street, Nashville, TN 37216

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of April, 2019.

1013 SPAIN, LLC, A WYOMING LIMITED LIABILITY COMPANY

BY:
ITS:

STATE OF ~~TENNESSEE~~ CA
COUNTY OF ~~DAVIDSON~~ Santa Clara

Personally appeared before me, a Notary Public, of said County and State, Prashant Vanka, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Managing Member of ~~1013~~ Spain, LLC, A Wyoming limited liability company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Managing Member, Prashant Vanka.

WITNESS my hand and seal, this the ~~26th~~ 29th day of April, 2019.

K. ROONEY
Notary Public – California
Santa Clara County
Commission # 2140199
My Comm. Expires Feb 11, 2020

Notary Public CA
My commission expires: 2/11/2020

Certificate of Authenticity

I, John W. Bishop, 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 Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)