WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Magdalena S. Makarucha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

J-CL-19-7

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 230293 **DEEDWARR**
05/15/2019 03:33:16 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20190515-0045952

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Magdalena S. Makarucha	**US Bank Home Mortgage**	
(NAME)	(NAME)	**105-04-0-193.00**
7 Garden St	**9321 Olive Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**St. Louis, MO 63132**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE HOMES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGDALENA S. MAKARUCHA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 51, TRIMBLE PLAN NATIONAL HILL, as shown on plat of record in Plat Book 21. Page 121, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nashville Homes, LLC, by Warranty Deed from George R. Adams, Jr., Successor Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012, and as amended by the First Amendment and Complete Restatement of the Charles R. Smith and Marlene J. Smith Revocable Trust, dated October 06, 2015, and as further amended by the Second Amendment to the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 09, 2017, of record in Instrument No. 20180326-0028153, in the Register's Office of Davidson County, Tennessee, dated September 06, 2013 and recorded on March 26, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRIMBLE PLAN NATIONAL HILL, as recorded in Plat Book 21, Page(s) 121.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7 Garden St, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th DAY OF MAY, 2019.

Nashville Homes, LLC

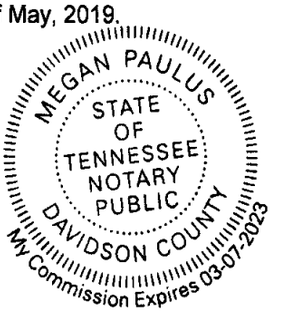
BY: _____
Hozan Barwari
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOZAN BARWARI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of NASHVILLE HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of May, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212