INM11708

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25792

Karen Johnson Davidson County
Batch# 234370 DEEDWARR
05/24/2019 09:49:49 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190524-0049315

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD Exp. 4-13-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashvillage LLC	Same as	10302001200 AND
3617 Coles Branch Drive	new owner	10302001100
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark Hayes, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashvillage LLC, a Nevada limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I, Map/Parcel 10302001100, 203 Oceola Avenue:
Being part of Lot No. 7 on the Map of C. C. Vernon's Farm as of record in Book 161, Page 164 Register's Office for Davidson County, Tennessee, and being property described of record in Book 4945, page 127, Register's Office for Davidson County, Tennessee, further described in a survey by John Kohl, Surveyor, dated May 5, 1978, described as follows:

Said part of Lot No. 7 fronts on the Westerly margin of Oceola Avenue and runs back between parallel lines 147 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Mark Hayes by Quitclaim Deed from Blue Ridge Homes, LLC, Series 1, established as an entity within Blue Ridge Homes, LLC, of record as Instrument No. 20190422-0036116, Register's Office for Davidson County, Tennessee.

Tract 2, Map/Parcel 10302001200, 201 Oceola Avenue:
Being the Southeasterly part of Lot No. 7 on the Map Showing C. C. Vernon's Farm in the Old 12th Civil District of Davidson County, Tennessee, as of record in Book 161, Page 164 Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Oceola Avenue at the corner of Lot No. 7 and a 3.89 acre tract; thence with the Westerly margin of said Avenue, Northwardly 49 feet; thence Westwardly 147 feet; thence Southwardly 80 feet, more or less, by deed and 90.8 feet by ground measurement to the Northerly line of said 3.89 acre tract Northeasterly 147 feet, more or less, to a point in the Westerly margin of Oceola Avenue, the point of the beginning.

Being the same property conveyed to Mark Hayes by Quitclaim Deed from Blue Ridge Homes, LLC, Series 1, established as an entity within Blue Ridge Homes, LLC, of record as Instrument No. 20190422-0036117, Register's Office for Davidson County, Tennessee.

The above described properties have never been the residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **201 and 203 Oceola Avenue, Nashville, TN 37209.**

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. 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 Grantor's hand this the 15th day of May, 2019.

Mark Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Hayes,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN