(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Name and Address of New Owner:
SDNashville Real Estate Group
5520 Wellesley St Suite G50
LaMesa, CA 91942

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 235614 DEEDWARR
05/29/2019 09:40:03 AM 2 pgs
Fees: $13.00 Taxes: $4,911.75

20190529-0050514

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 11802015800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **T & T Development, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SDNashville Real Estate Group, LLC** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Certain units located in Davidson County, Tennessee, being known and designated as Unit Nos. A & B of TOWNHOMES AT 807 HORNER AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument No. 20180305-0020632, in the Register's office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to T and T Development, LLC, by Warranty Deed from Essie Lee Hambrick, a widow, of record in Instrument No. 20161228-0136193, in the Register's Office of Davidson County, Tennessee, dated December 15, 2016 and recorded on December 28, 2016.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of May, 2019.

T & T Development, LLC

John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of T & T Development, LLC, a Tennessee Limited Liability Company the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of T & T Development, LLC by himself as Authorized Agent.

Witness my hand, at office, this 20th day of May, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,327,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

Sworn to and subscribed before me this 20th day of May, 2019.

Notary Public
My commission expires: 3.9.2020
File No. 2019-312