WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 449,400

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
[illegible]

JAMES M. WAGNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: ALW-18-1607-UNITB

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIN ROGERS ASA and BRIAN MURRAY ASA	owner	PART OF 081 12 0 137.00
(NAME) 1607-B 10th Avenue N.	(NAME)	
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **1607 10TH AVE NORTH, GP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ERIN ROGERS ASA AND BRIAN MURRAY ASA**, **wife and husband** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1607 10th, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180118-0005532 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1607 10th Ave North GP, a Tennessee General partnership by Warranty deed from William Smallman, a 51% interest and Moyo Suarez, a 49% interest, as tenants in common of record in Instrument No. 20171101-0112151 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on November 01, 2017.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1607-B 10th Avenue N. Nashville, TN 37208.

(House Number) (Street) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 241302 DEEDWARR
06/11/2019 09:41:14 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20190611-0055864

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 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 7th day of June, 2019.

1607 10TH AVE NORTH, GP

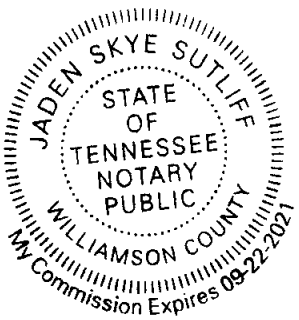
BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of June, 2019, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the AUTHORIZED AGENT of 1607 10TH AVE NORTH, GP, the within named bargainor, a partnership, and that he as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of June, 2019.

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171