Name and Address of New Owner:
Mary Adkins and Lucas Day Richter
419 B 35TH AVE N
NASHVILLE, TN 37209
Send Tax Bills To:
CAPSTAR BANK
2002 RICHARD JONES RD, STE 300A
NASHVILLE, TN 37215
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 244582 DEEDWARR
06/17/2019 03:47:56 PM 2 pgs
Fees: $13.00 Taxes: $2,016.13

20190617-0058264

Map & Parcel No: 092093F00200CO

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, **M&A Real Estate Investments, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Adkins and Lucas Day Richter,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Being Unit B of The Horizontal Property Regime with Private Elements known as M & A Development Townhomes, of record in Instrument No. 20170917-0072835, corrected by Scrivener's Affidavit, of record in Instrument No. 20190228-0018335, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to M & A Real Estate Investments, LLC by Quitclaim Deed from M & A Development, LLC, recorded on November 01, 2016, of record in Instrument No. 20161101-0115449, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 419 B 35th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 11th day of June, 2019.

M&A Real Estate Investments, LLC

By: _____
John A Bell Jr-Authorized Agent

STATE OF TN
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 M&A Real Investments, LLC, 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 M&A Real Investments, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of June, 2019.

_____
Notary Public
My Commission Expires: 3-8-2021

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 $544,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
11th day of June, 2019.

_____
Notary Public
My commission expires: _____
File No. 2019-317

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022