WARRANTY DEED

Karen Johnson Davidson County
Batch# 245785 DEEDWARR
06/19/2019 03:45:07 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190619-0059201

A-VRES-19-1724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E GRONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Joseph Murray	**Provident Funding Associates, L.P**	
(NAME)	(NAME)	**081-10-0-276.00**
611 8th St.	**7 Parkway Center Suite 220**	
(ADDRESS)	(ADDRESS)	
Glenwood Springs, CO 81601	**Pittsburgh, PA 15220**	
(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, **MAXIM HOLDINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM JOSEPH MURRAY, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of J.M.T.J. and G.W. Hardings Plan, of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 347 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Leeland Street and runs back between parallel lines 257 feet to an alley.

Being the same property conveyed to Maxim Holdings, LLC by Warranty deed from Phillip K. Slampak, unmarried of record in Instrument No. 20180808-0078006 Register's Office for Davidson County, Tennessee, dated August 06, 2018 and recorded on August 08, 2018.

This conveyance is subject to:
- Taxes for 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1724 23rd Ave N, Nashville, Tennessee 37208**.

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 14 DAY OF JUNE, 2019.

Maxim Holdings, LLC

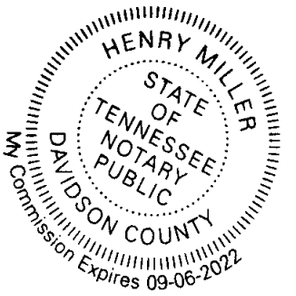
BY: _____
John T. McChesney
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN T. MCCHESNEY, 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 AUTHORIZED MEMBER of MAXIM HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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