WARRANTY DEED

Karen Johnson Davidson County
Batch# 257294 DEEDWARR
07/16/2019 09:04:20 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20190716-0069224

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(AFFIX SEAL)

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)
Adamantium Investments 01, LLC	New Owner	
(NAME)	(NAME)	**081-07-0-495.00**
3111 Pleasantville Bridge Road		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(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, **DAVID AUSTIN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAMANTIUM INVESTMENTS 01, LLC, AN INDIANA LIMITED LIABILITY COMPANY,** 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 Unit B, Residences at 1917 9th Avenue North as shown in the Declaration of Covenants, Conditions and Restrictions for Residences at 1917 9th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190716-0069224 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 the same property conveyed to Elizabeth Watson by Warranty deed from W. P. Dobson of record in Book 4797, page 787, Register's Office for Davidson County, Tennessee, dated March 14, 1974 and recorded on March 20, 1974.

Being the same property conveyed to Joe H. Austin, and wife, Martha Lee Austin by Installment deed from Elizabeth Watson of record in Book 4807, page 421, Register's Office for Davidson County, Tennessee, dated April 17, 1974 and recorded on April 19, 1974.

The said Martha Lee Austin having since died on February 1, 1999 leaving Joe H. Austin as sole surviving tenant by the entirety.

Being a portion of the same property conveyed to David Austin by Quitclaim deed from Joe Austin of record in Instrument No. 20180921-0094003 Register's Office for Davidson County, Tennessee, dated September 17, 2018 and recorded on September 21, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 104, Register's Office for Davidson County, Tennessee.
- ROW of 9th Avenue North and an alley.
- Subject to Affidavit of Political Statutes of record in Instrument Number 20150428-0038010 and Instrument No. 20150430-0038858, in the Register's Office for Davidson County, Tennessee.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 104, Register's Office for Davidson County, Tennessee.
- ROW of 9th Avenue North and an alley.

- Subject to Affidavit of Political Statutes of record in Instrument Number 20150428-0038010 and Instrument No. 20150430-0038858, in the 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: **1917 B 9th Avenue North, 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 10 DAY OF JULY, 2019.

David Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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