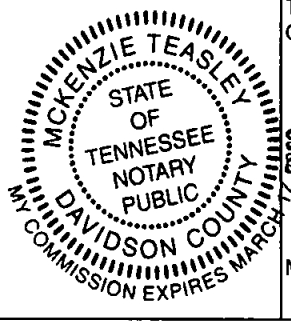
WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Markus Makowski	NEW OWNER	072-11-091.00
(NAME)	(NAME)	
2920 Murray Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 259974 **DEEDWARR**
07/22/2019 11:06:12 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20190722-0071628

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 Rock Properties, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Markus Makowski, an unmarried man, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of an unnumbered tract of land adjoining GLENMEADE SUBDIVISION, as shown on plat of record in Book 974, Page 32, of the Register's Office of Davidson County, Tennessee, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, July 31, 1947, as follows:

Beginning at a point in the north margin of Murray Circle 75 feet east of the southeast corner of Lot No. 46 of said Glenmeade Plan; thence northerly parallel to the easterly line of Lot no. 46 and Lot No. 50, 200 feet to a point thence easterly 75 feet to a point; thence southerly 200 feet to the north line of Lot No. 35 of said Subdivision; thence westerly, partly along the north line of Lot No. 35 and the remaining distance along the north margin of Murray Circle, 75 feet to the point of beginning.

Being the same property conveyed to Rock Properties, LLC, a Tennessee limited liability company by Warranty Deed dated 07/31/2018, from Black Jack Real Estate, LLC, a Florida limited liability company, of record in Instrument 20180801-0075157, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2920 Murray Circle, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 18th day of July, 2019.

Rock Properties, LLC

By: Kerry Caldwell

By: Kerry Caldwell, Manager

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager of Rock Properties, LLC, the within named bargainor, a Tennesseee Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry Caldwell, as such Manager.

Witness my hand and Official seal this 18th day of July, 2019.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075