39B

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37087

Karen Johnson Davidson County
Batch# 266408 DEEDWARR
08/05/2019 08:29:12 AM 2 pgs
Fees: $13.00 Taxes: $825.10

20190805-0076959

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Imperial Home Group, LLC 1127 BELL GRIMES LANE NASHVILLE, TN 37207	NEW OWNER	072-14-0-251

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Norman Marik and Dorothy Marik, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Imperial Home Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30, as shown on the Map entitled Charles U. Coggins First Addition to Nashville, of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Norman Marik, a married person, by Special Warranty Deed from GMAC Mortgage, LLC, of record on March 10, 2009, at Instrument No. 20090310-0021596, Davidson County Register of Deeds.

This is property commonly known as 1619 Northview Avenue Nashville, TN 37216.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 29TH **day of ~~August~~** JULY **, 2019**:

Norman Marik **Dorothy Marik**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Norman Marik and Dorothy Marik,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of ~~August~~ JULY 2019:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$223,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 1ST DAY OF August, 2019.

Notary Public

My Commission Expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY