Karen Johnson Davidson County
Batch# 269965 DEEDWARR
08/12/2019 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $882.45
20190812-0080243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2020

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC, 513 3rd Ave South, Nashville, TN 37210

File No.: ALW-19-0005-RES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MINDFUL HOME SOLUTIONS, LLC	~~Meridian Capital Group, LLC~~ NEW OWNER a/c	083-14-0-348.00
(NAME) 210 Fall St.	(NAME) ~~5115 Maryland Way~~ a/c	
(ADDRESS) Nashville, TN 37206	(ADDRESS) ~~Brentwood, TN 37027~~ a/c	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
TODD P. LOVE, UNMARRIED
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,
MINDFUL HOME SOLUTIONS, LLC, A Nevada, LLC **LIMITED LIABILITY COMPANY**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 392 on the Plan of Edgefield Land Company's Third Subdivision, as of record in Book 57, Page 152, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Todd P. Love, unmarried by Deed from The Estate of Samuel H. Galloway, recorded on the 2nd day of February, 1996 in Deed Book 9937, Page 198, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is ☒ property, known as 1909 Shelby Ave., Nashville, TN 37206
improved

(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 5th day of August, 2019.

Todd P. Love

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th of August, 2019, before me, the undersigned Notary Public, personally appeared Todd P. Love, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of August, 2019.

Notary Public
My Commission Expires: 5/5/20
(SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5.2.2022

