KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FLAMMING-H19207

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,990.00

Amanda S. Young
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF August, 2019.

(Affix Seal) Notary Public

My Commission Expires: May 9, 2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Liam Sean Whaley, an unmarried man and Sarah Elizabeth Flammang, an unmarried woman as joint tenants	NEW OWNER'S	091.09-0Q-001.00 CO
603A Ries Avenue		
Nashville, TN 37209		

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, I/we, JAKE H. LINKOUS AND BLAIR LINKOUS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Liam Sean Whaley, an unmarried man and Sarah Elizabeth Flammang, an unmarried woman as joint tenants, hereinafter called the Grantee(s), their heirs 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 A on the Plan of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restriction of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160628-0065724, Register's Office for Davidson County, Tennessee. Including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20160628-0065724, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Jake H. Linkous and Blair Linkous, husband and wife by deed from Music City Development, LLC, a Tennessee limited liability company of record in Book 201708080081166, recorded on 08/08/2017, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 603A Ries Avenue, Nashville, Tennessee 37209 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson Davidson County
Batch# 272186 DEEDWARR
08/15/2019 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.06
20190815-0081897

Witness my/our hand(s) this 12th day of August, 2019 :

Jake H. Linkous by Laura Ashley Cuthill, POA

Jake H. Linkous BY LAURA ASHLEY CUTHILL, POA

Blair Linkous by Laura Ashley Cuthill, POA

Blair Linkous BY LAURA ASHLEY CUTHILL, POA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, LAURA ASHLEY CUTHILL, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jake H. Linkous, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Jake H. Linkous for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 12 day of August 2019.

My Commission Expires:

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, LAURA ASHLEY CUTHILL, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Blair Linkous, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Blair Linkous for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 12 day of August 2019.

My Commission Expires:

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)