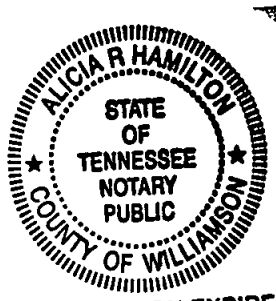
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



MY COMMISSION EXPIRES:
JULY 26, 2021

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Subscribed and sworn to before me, this .

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 272912 DEEDWARR
08/19/2019 08:34:50 AM 2 pgs
Fees: $13.00 Taxes: $288.60

20190819-0082529

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julzian LLC	**New Owner**	**133-15-0-A-053.00CO**
P.O. Box 6372		
San Diego, CA 92166		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Orlando K. Marner and Patsy A. Marner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julzian LLC, a Texas 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:

Being Unit J-l, of Pagoda Condominium created under Title 66, Chapter 27. Section 101. et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, as amended in Book 9445,page 492. Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed of a more complete identification and description of such unit.

Being the same property conveyed to Orlando K. Marner and wife, Patsy A. Marner, by Warranty Deed, from Henry

J. Coffer, Jr. and wife, Dorothy Taylor, dated July 21, 2006, of record in Instrument No. 20060728-0091603, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 6111, Page 22, amended in Book 9445, Page 492 and Book 10458, Page 936, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6111, Page 64, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131209-0124879, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 6110, Page 98, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 6548, Page 125 and Book 8870, Page 923, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 320 Welch Road, #J-1, Nashville, TN 37211.

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 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 my/our hand(s) this .

Orlando K. Marner

Patsy A. Marner

STATE OF TENNESSEE
COUNTY OF Shelby

On this 15th day of August, 2019, before me personally appeared Orlando K. Marner and Patsy A. Marner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2019.

Notary Signature
My commission expires: 4/1/23

File #: 19-241
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

STEPHANIE M. HAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires Apr. 1, 2023