WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00. Affiant Subscribed and sworn to before me on August ____, 2019. NOTARY PUBLIC My Commission Expires:

Karen Johnson Davidson County
Batch# 274832 DEEDWARR
08/21/2019 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190821-0084121

File #2019-293

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elena N. Griffo 943 Oneida Avenue Nashville, TN 37207	CITIZENS BANK N.A. 6100 TOWER CIRCLE, STE 600 FRANKLIN, TN 37067	072-09-0-055.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CDS CAPITAL, LLC, A DELAWARE LIMITED LIABILTY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ELENA N. GRIFFO, A SINGLE PERSON**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1, on the Plan of Final Plat, Re-Subdivision of Lot 112, Victory Heights Subdivision, as shown on Plat of record in Instrument No. 20170822-0085992, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to CDS CAPITAL LLC, by deed from MUSIC CITY HOLDINGS, LLC, of record in Instrument No. 20171002-0100409, dated September 18, 2017 and corrected by Scrivener's Affidavit of record in Instrument No. 20180125-0007763, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 943 Oneida Ave., Nashville, TN 37207.

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, her heirs and assigns, forever, and GRANTOR does covenant with the 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 herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on August 16, 2019.

Grantor:

CDS Capital, LLC, a Delaware limited liability company

By: _____
Nawrass Aldabbagh, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Nawrass Aldabbagh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Representative of CDS Capital, LLC, the within named bargainor, a Delaware Limited Liability Company, and that such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand, at office, this 16th day of August, 2019.

_____
Notary Public

My commission expires: 2/24/23



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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022