398

Karen Johnson Davidson County
Batch# 276917 DEEDWARR
08/27/2019 12:56:26 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190827-0086343

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2019.

Notary Public

My commission expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
EDICASHLEY, LLC	EDICASHLEY, LLC	142-04-0A-099.00-CO
1101 SHOAL CREEK BLVD #8	5805 JANET LEE DRIVE	
AUSTIN,TX 78701	LOUISVILLE, KY 40291	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Zachary Winter and Kathryn Winter, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Edicashley, LLC, a Texas limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 99 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary Winter and Kathryn Winter, husband and wife by Warranty deed from Brittany Paige Diviney N/K/A Brittany Paige Bartlett of record in Instrument No. 20150730-0074891 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 30, 2015.

Being also known as improved as 214 Old Hickory Blvd. #99, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of August, 2019.

Zachary Winter

Kathryn Winter, by Zachary Winter,
Her Attorney-in-Fact Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Zachary Winter** and **Kathryn Winter**, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of August, 2019.

Notary: Lisa K R Wagner My Commission Expires: Sept. 20, 2020

LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Zachary Winter** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Kathryn Winter** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact for Kathryn Winter,** and is authorized by her to execute this instrument on her behalf.

This the 23rd day of August, 2019.

Notary: Lisa K R Wagner My Commission Expires: Sept. 20, 2020

LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SP 11/2015