WARRANTY DEED

Karen Johnson Davidson County
Batch# 283256 **DEEDWARR**
09/10/2019 10:33:48 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20190910-0091313

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

My Commission Expires
June 24, 2023

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071048

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alison R. Brown	NEW OWNER	
(NAME)	(NAME)	
1903A 10th Ave N		081-07-4J-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NASHVEGAS ENTERPRISES, LLC A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALISON R. BROWN, AN unmarried Owner, 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:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Arias At 1903, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180426-0039553 and Scrivener' s Affidavit of record in Instrument No. 20180430-0040274 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Headden Real Estate, LLC by Warranty deed from Mark Woodward Faith Woodward of record in Instrument No. 20160620-0062571 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016 .

Being a portion of the same property conveyed to Nashvegas Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Headden Real Estate, LLC, a Wyoming Limited Liability Company of record in Instrument No. 20180430-0040278 Register's Office for Davidson County, Tennessee, dated April 24, 2018 and recorded on April 30, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1903A 10th Ave N, Nashville, TN 37208

(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 my/our hand(s) this the 26th day of August, 2019

Nashvegas Enterprises, LLC a Tennessee Limited Liability Company

BY: _____

STATE OF
COUNTY OF

On this the 23rd day of August, 2019, before me personally appeared Dave Killean, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Nashvegas Enterprises, LLC a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires:

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022