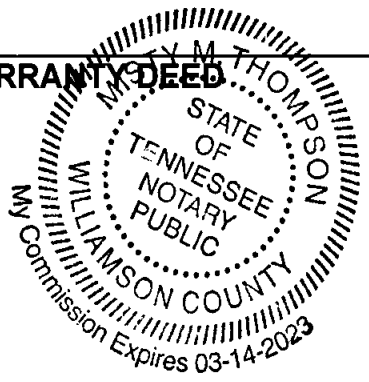
(1)

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anavah Capital LLC, a Tennessee limited liability company	New Owner	162-16-0-A-077.00 CO
(NAME)	(NAME)	Karen Johnson Davidson County
1749 Charity Drive		Batch# 283939 **DEEDWARR**
(ADDRESS)	(ADDRESS)	09/11/2019 09:42:02 AM 2 pgs
Brentwood, TN 37027		Fees: $13.00 Taxes: $414.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190911-0091811

FOR AND 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, I, **Reva C. Cowan, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anavah Capital LLC, a Tennessee 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:

Land in Davidson County, Tennessee, being Unit No. 2, Building No. 16, as shown on the Plan of Mill Creek Condominiums, now known as Hickory Hollow Condominiums, Addition to Phase 1, Section 1, a Horizontal property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee code Annotated, and as established by a Master Deed, of record in Book 4887, Page 961, as amended in Book 5000, Page 607, Book 5101, Page 809, Book 6396, Page 504, and amended and restated in Book 10468, Page 653, 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 said Master Deed. Reference is hereby made to the Plat of Mill Creek Club Condominiums, now known as Hickory Hollow Condominiums, Addition to Phase 1, Section 1, as of record in Book 5050, Page 103, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Reva Cowan, an unmarried person, by Warranty Deed from Ruth Ann Benson Edgin, a married person, joined by spouse, Joe T. Edgin, dated September 2, 1998, of record in Book 11100, page 853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4675, page 88; Plat Book 5050, page 103 and Book 4860, page 11; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4887, page 961, amended in Book 5000, page 607; Book 5101, page 809; Book 6396, page 504; Book 10468, page 653; Instrument No. 20040805-0094013 and Instrument No. 20050810-0094534; Easement for sanitary sewers and/ or storm drainage of record in Book 5373, page 110; Easement of record in Book 5324, page 214 and Instrument No. 20130626-0065775; Conveyance for common area of record in Book 5234, page 265; Easements affecting the common areas as shown on the recorded plats of condominiums; Common area and facility maintenance agreement set forth in Instrument No. 20080619-0063139; Terms and conditions of By-Laws of Hickory Hollow Condominiums of record in Book 10468, page 691, amended in Instrument No. 20080619-0063138; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2 Ash Court, Antioch, TN 37013

(House Number) (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 hand this 6th day of September, 2019.

Reva C. Cowan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Reva C. Cowan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of September, 2019.

Notary Public
My Commission Expires: _____

File No.: 30000

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023