This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-KW-19-0231

Karen Johnson Davidson County
Batch# 285512 DEEDWARR
09/13/2019 03:57:18 PM 2 pgs
Fees: $13.00 Taxes: $1,300.55

20190913-0093235

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $351,500.00.

Affiant

Subscribed and sworn before me this the 10 day of September, 2019.

Notary Public
My commission expires:

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicholas Gray 2311 Shadow Lane Nashville, TN 37216	Gardner Financial Services dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio TX 78231	073-05-0 110.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VERVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICHOLAS STEPHEN GRAY, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Riverwood Heights Subdivision, of record in Plat Book 1835, page 42, Register's Office for said County, and described more particularly as follows:

Beginning at a point in the northerly margin of Shadow Lane at the corner of Lots No. 5 & 6; thence with the line between said lots, northerly 180 feet to a point; thence easterly 75 feet to the corner of Lots No. 6 & 7; thence with the line between said lots, southerly 180 feet to the northerly margin of Shadow Lane; thence with the margin of the same, westerly 75 feet to the beginning.

Being the same property conveyed to Stephen Lee Gause and David Gregory McCollum by deed from Eric C. Nance, an unmarried man, dated 03/04/2019, of record in Instrument No. 20190306-0020323, said Register's Office.

Being the same property conveyed to Verve Properties, LLC by deed from Stephen Lee Gause and David Gregory McCollum, dated 9/10/19, of record in Instrument No. 20190913-0093234, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2311 Shadow Lane, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10th day of September, 2019.

Verve Properties, LLC

Stephen L Gause, Member

David G McCollum, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen L Gause, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Stephen L Gause as such MEMBER.

Witness my hand and official seal this 10th day of September, 2019.

My commission expires:

1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David G McCollum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said David G McCollum as such MEMBER.

Witness my hand and official seal this 10th day of September, 2019.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY