Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $491,500.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2019.

Notary Public
My Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 286719 DEEDWARR
09/17/2019 09:27:12 AM 4 pgs
Fees: $23.00 Taxes: $1,818.55
20190917-0093995

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2019-206

Address of New Owner:	Send Tax Bills to:	Tax Information:
Melia Leedy and Robert Leedy	New Owner	
602 B 45th Avenue N		091-12-0-142.00
Nashville, TN, 37209		

WARRANTY DEED

For and in 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, we

Nash Properties, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Melia A. Leedy and Robert J. Leedy, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55, Block 54, on the Plan of West Nashville Plan No. 1 of record in Plat Book 57, Page(s) 74 and 75, 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 Nash Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Alan D. Oakley of record in Instrument No. 20181206-0119155 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on December 06, 2018. (Value of consideration shown in aforementioned deed $125,000.00.) Being also known as 602 B 45th Avenue North Nashville, Tennessee 37209.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **602 B 45th Avenue N, Nashville, TN 37209.**

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 our hands this 16th day of September, 2019.

Nash Properties, LLC

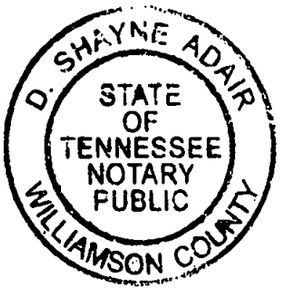
Kristina Nash, member

By: Kristina Nash, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristina Nash, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of Nash Properties, LLC, a Tennessee limited liability company, and that she is authorized by Nash Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Hendersonville, Tennessee, this 16th day of September, 2019.



D. Shayne Adair - Notary Public
My Commission Expires: 6/13/20220

OWNERS AFFIDAVIT AND INDEMNITY

The undersigned, being first duly sworn on oath, hereby deposes and says:

1. That affiant is the owner of certain premises commonly known as: 602 B 45th Avenue N, Nashville, TN 37209, further described in Fidelity National Title Insurance Company Commitment Number 2019-206

2.____(A) That during the period of 12 months immediately preceding the date of this affidavit no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, or removal of any building or other structure on said premises or in connection with the improvement of said premises in any manner whatsoever and that there are no incomplete buildings, structures or other improvements situated on the property.

OR

2.____(B) That during the period of 12 months immediately preceding the date of this affidavit certain work has been done and materials furnished in connection with _____. Upon said premises in the approximate total sum of $_____, but that except as stated below all of said work and materials have been fully paid for and there are no claims or disputes in existence regarding the same.

That said work was fully completed on _____, and that no work remains to be done and that no materials remain to be furnished to complete the construction. On the reverse side hereof is a list of all persons, firms, or corporations which have furnished any labor or from the material beginning of the construction, together with waivers in full from all of said parties. Work not complete or not paid for: _____
_____.

3. During the period of Owner's ownership of the Property, Owner's title to the property has never been successfully disputed, and title insurance for the Property has never been refused.

4. Owner is validly formed and existing under the laws of the state of its organization and is in good standing in the state of its organization and the state in which the Property is located. No proceeding is pending for Owner's dissolution.

5. To the best of its knowledge, there are no pending suits, lis pendens, judgments, bankruptcies, executions, liens for past due taxes, assessments, encumbrances, easements, deeds to secure debt, deeds of trust, mortgages, security interests, UCC financing statements, other liens securing monetary obligations of any kind, that could affect the title to the Property or constitute a lien thereon, except:

6. That the premises referred to above are at present in use as Residential _____, and that only the following parties actually possess or have a right to possess the premises: Nash Properties
_____.

7. That there are no easements or claims of easements not shown by the public records and there are no encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises except: _____
_____.

8. That there are no taxes, tax liens, assessments or water bills which have become a lien against the premises and remain unpaid except: _____
_____.

9. That there do not exist any defects, liens, encumbrances, adverse claims or other matters created, first appearing in the public records or attaching subsequent to the effective date of the above referenced Fidelity National Title Insurance Company Commitment but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment except: The Farmers Bank
_____
_____.

10. That undersigned is not a "foreign person" as the term is defined in Section 1445 of the Internal Revenue Code.

11. That affiant hereby indemnifies and agrees to save harmless Fidelity National Title

Insurance Company against any loss or expenses, including attorney fees, sustained because any statement herein is directly or indirectly asserted or alleged to be false or inaccurate.

12. That the undersigned has not been the recipient of any public funds under the provisions of the Hill Burton Act or any other similar state or federal statutes.

Dated this September 16, 2019.

Nash Properties

Kristina Nash, Member

By: Kristina Nash, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristina Nash, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of Nash Properties, LLC, a Tennessee limited liability company, and that she is authorized by Nash Properties, LLC to execute this instrument on its behalf.

Witness my hand and seal at Hendersonville, Tennessee this 16th of September, 2019.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

