NEW OWNER:
Derscheid Properties, LLC
613 27th Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-442

MAP & PARCEL
092-10-0F-014.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 287453 DEEDWARR
09/18/2019 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,364.30
20190918-0094649

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED THIRTY NINE THOUSAND AND 00/100 DOLLARS ($639,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Conway Holdings, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Derscheid Properties, LLC** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20170523-0051197, 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 Conway Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180509-0044509 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 09, 2018.

Being also known as 613 27th Avenue North 14 Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16 day of **September, 2019**.

Conway Holdings, LLC, a Tennessee Limited Liability Company

By: _____
William J. Conway, Esq., Member Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, William J. Conway, Esq., Member Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that William J. Conway, Esq., Member Manager is a member of Conway Holdings, LLC, a Tennessee Limited Liability Company, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office this 16 day of **September, 2019**.

_____
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **639,000.00**.

Ashley Utley

AFFIANT

Sworn to and subscribed to before me this 16th day of **September, 2019**.

Christen T. Rabe

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).