WARRANTY DEED

Karen Johnson Davidson County
Batch# 295962 DEEDWARR
10/04/2019 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20191004-0101537

LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6.13.22
(AFFIX SEAL)

J-WB-19-643-H

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan G. Trainor and Kyla Trainor	The Mortgage Firm, Inc.	
(NAME)	(NAME)	91-5-4A-3.00CO
5911 Deal Avenue	921 Douglas Ave., Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WB CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS TO A 66.6% UNDIVIDED INTEREST, AND NASHVIDDLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN G. TRAINOR AND KYLA TRAINOR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Vernon Avenue Residences, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20180321-0026759, 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 part of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest, and Nashviddles, LLC, a Tennessee limited liability company, as to a 33.3% undivided interest, by Quitclaim Deed from WB Capital, LLC, a Tennessee limited liability company, recorded September 20, 2018 in Instrument No. 20180920-0093219, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company, by Quitclaim Deed from WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest, and Nashviddles, LLC, a Tennessee limited liability company, as to a 33.3% undivided interest, recorded September 20, 2018 in Instrument No. 20180920-0093211, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company, as to a 66.6% undivided interest, and Nashviddles, LLC, a Tennessee limited liability company, as to a 33.3% undivided interest, by Quitclaim Deed To Combine Map and Parcel Numbers from WB Capital, LLC, a Tennessee limited liability company, as to a 66.6% undivided interest, and Nashviddles, LLC, as to a 33% undivided interest, recorded March 21, 2018 in Instrument No. 20180321-0026758, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest, and Nashviddles, LLC, a Tennessee limited liability company, as to a 33.3% undivided interest, by Quitclaim Deed from WB Capital, LLC, a Tennessee limited liability company, recorded March 21, 2018 in Instrument No. 20180321-0026757, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company, by Warranty Deed from Anthony E. Ewing, unmarried and Ewing Holdings, LLC, a Tennessee limited liability company, recorded December 4, 2017 in Instrument No. 20171204-0123518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 161, Page 134-135, Register's Office for Davidson County, Tennessee.

• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180321-0026759, amended in Instrument No 20181017-0103028, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Bylaws for Vernon Avenue Residences of record as Exhibit "B" of Instrument No. 20180321-0026759, Register's Office of Davidson County, Tennessee
• Charter of Homeowner's Association of record in Instrument No. 20180326-0028207, Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181008-0099611, Register's Office for Davidson County, Tennessee.
• Easement(s) granted to dedicated Sewer and Storm drainage of record in Book 4164, Page 920 and Book 4164, Page 923, Register's Office for said County.
• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **643 Vernon Avenue #3, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30 DAY OF SEPTEMBER, 2019.

WB Capital, LLC

BY: _____
Robert J. Burke
Member

Nashviddles, LLC

BY: _____
Dorian Ray Novak
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT J. BURKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of WB CAPITAL, LLC 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 30th of September, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORIAN RAY NOVAK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of NASHVIDDLES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

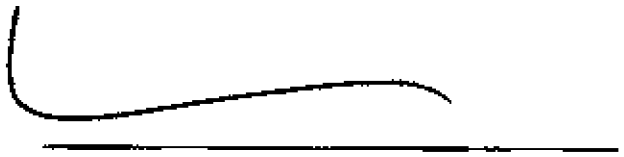
Witness my hand and official seal, this the 30th of September, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6 2020

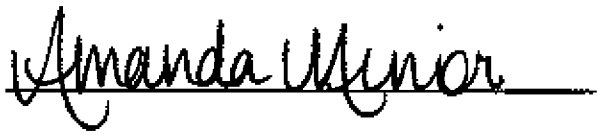
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

