BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296662 **DEEDWARR**
10/07/2019 08:37:09 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20191007-0102099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF October 2019

Notary Public

MY COMMISSION EXPIRES: 11/5/19 My Commission Expires Nov 5, 2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manola A. McCain	Mortgage Investors Group	
(NAME)	(NAME)	
545 Westboro Dr.	8320 E. Walker Springs Ln. Ste. 200	090 16 01 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MANOLA A. MCCAIN, UNMARRIED,** 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 B of Homes at Westboro & Thunderbird, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Westboro & Thunderbird, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180601-0052425, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Westboro & Thunderbird, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180601-0052425, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Dignity, LLC, a Tennessee limited liability company, by Warranty Deed from Ronald K. McPherson and/or Eunice Ann McPherson, Trustees of The Ronald and Ann McPherson Living Trust, established by The Revocable Trust Agreement of Ronald K. McPherson and Eunice Ann McPherson, dated February 07, 2017, of record in Instrument No. 20170809-0081538, in the Register's Office of Davidson County, Tennessee, dated August 07, 2017 and recorded on August 09, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 545 Westboro Dr., Nashville, TN 37209
(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 4th day of October, 2019

DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: MAYA ENTERPRISES, LLC, MEMBER OF DIGNITY, LLC

BY: _____

SEMIH GULERTIP, MEMBER MANAGER OF MAYA ENTERPRISES, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Semih Gulertip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of Maya Enterprises, LLC, Member of Dignity, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager of Maya Enterprises, LLC, Member of Dignity, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member Manager of Maya Enterprises, LLC, Member of Dignity, LLC, the within named bargainor, a Tennessee limited liability company.

Witness my hand and official seal this 4th day of October, 2019.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019