NEW OWNER IS AND SEND
TAX BILLS TO:
HEY Y'ALL NASHVILLE VACATION
RENTALS, LLC
222 Polk Ave. #303
Nashville, TN 37203

MAP AND PARCEL 093-05-2-A 108.00CO

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Karen Johnson Davidson County
Batch# 298676 DEEDWARR
10/10/2019 08:22:54 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20191010-0103761

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THIRTY-NINE THOUSAND AND NO/100 ($339,000.00) DOLLARS**, paid and to be paid as hereinafter set forth I, **LINDA DAVIS**, have this day bargained and sold and by these presents do hereby transfer and convey **HEY Y'ALL NASHVILLE VACATION RENTALS, LLC**, a Tennessee Limited Liability Company, its successors and assigns, the following described lot or parcel of land described as follows:

> Land in Davidson County, Tennessee, being A CERTAIN CONDOMINIUM APARTMENT in the First Civil District of Nashville, Davidson County, Tennessee; known as Unit No. 1008 of the Horizontal Property Regime of Encore, a residential Condominium of record as Instrument 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office, Davidson County, Tennessee to which reference is made for a more complete description.
>
> Being the same property conveyed to Linda Davis by deed from Encore Phase I Development Company, LLC dated November14, 2008 and of record as Instrument No. 20081120-0114274 Register's Office of Davidson County, Tennessee.
>
> Subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, its successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2019 real estate taxes which are to be pro-rated, applicable zoning and building regulations, all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **GRANTEE**, its successors and assigns, against all lawful claims of all persons whomsoever.

OF SAID CONSIDERATION of the sum of THREE HUNDRED THIRTY-NINE THOUSAND AND NO/100 ($339,000.00) DOLLARS, the sum of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 ($17,500.00) DOLLARS, has this day been paid in cash, the receipt of which is hereby acknowledged and for the balance of THREE HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED AND NO/100 ($321,500.00) DOLLARS the said HEY Y'ALL NASHVILLE VACATION RENTALS, LLC has this day executed and delivered a promissory note for the sum of THREE HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED AND NO/100 ($321,500.00) DOLLARS payable to the order of LINDA DAVIS, and secured by a DEED OF TRUST of even date executed by said GRANTEE.

WITNESS this the 7 day of October, 2019.

Linda Davis
LINDA DAVIS

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 **LINDA DAVIS,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 7 day of October, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is **$339,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donnida Dacon
AFFIANT

SUBSCRIBED and sworn to before me, this the 7 day of October, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

