BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 302558 DEEDWARR
10/18/2019 08:52:12 AM 2 pgs
Fees: $13.00 Taxes: $463.42

20191018-0106756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF October, 2019

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 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
Anchor Acquisitions LLC and Bendell Real Estate LLC	New Owner	
(NAME)	(NAME)	091-06-0-028.00
942 Lawn View Ln.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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 **ANCHOR ACQUISITIONS LLC AND BENDELL REAL ESTATE LLC**, 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 5906 Morrow Road, 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 5906 Morrow Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190909-0090885, 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 5906 Morrow Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190909-0090885, 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 by Warranty Deed from Marla Phyllis Martin, unmarried to Dignity, LLC, a Tennessee Limited Liability Company, as recorded on the 4th day of September, 2019 in Instrument No. 20190904-0089053; part of Quitclaim Deed from Roy E. Beeler, the widower of Jean E. Beeler to Marla Phyllis Martin, my undivided interest, as recorded on the 17th day of July, 2019 in Instrument No. 20190717-0070009 and part of Warranty Deed from Neada George Carr, married to Roy E. Beeler, and wife, Jean E. Beeler, as recorded on the 23rd day of September, 1986 in Deed Book 6988, Page 323, in the Register's Office of Davidson County, Tennessee.

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 5906 B Morrow Rd, 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 15 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 15th day of October, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public