Karen Johnson Davidson County
Batch# 302834 DEEDWARR
10/18/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20191018-0107123

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5309

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2019

Notary Public
My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jesse A. Futter 1717 Hanover Road Nashville, TN 37216	New Owner	072-12-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TNC Investments, LLC, a Delaware limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jesse A. Futter, an unmarried man,** hereinafter called the Grantee(s), his/her/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 Lot No. 71 on the Plan of Subdivision of The Waters Place On Maxey Lane of record in Plat Book 332, Page (s)136 and 137, 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 TNC Investments, LLC by Bankruptcy Trustee's deed from Larry Edmondson, Chapter 7 trustee for Carl Lindsey, debtor of record in Instrument No. 20190415-0034441 Register's Office for Davidson County, Tennessee, dated April 04, 2019 and recorded on April 15, 2019.

This is ☒ improved or ☐ unimproved property located at: **1717 Hanover Road, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of October, 2019.

GRANTOR:

TNC Investments, LLC

By: _____
Timothy Hermes, Sole Member

STATE OF Pennsylvania
COUNTY OF Chester

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Hermes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of TNC Investments, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of October, 2019.

Brian T. Bedway
Notary Public
My Commission expires: 07-23-2023

Commonwealth of Pennsylvania - Notary Seal
Brian T. Bedway, Notary Public
Chester County
My commission expires July 23, 2023
Commission number 1353985
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)