Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Name and Address of New Owner:
Debora Susan Pagach and Kyle Lindahl Pagach, a Trustees, of the Pagach Family Trust dated November 8, 2006
421B 35th Avenue North
Nashville, TN 37209

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 308799 DEEDWARR
10/31/2019 09:26:25 AM 2 pgs
Fees: $13.00 Taxes: $2,023.53
20191031-0111880

Map & Parcel No: 0902093F00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **M & A Real Estate Investments LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Debora Susan Pagach and Kyle Lindahl Pagach, a Trustees, of the Pagach Family Trust dated November 8, 2006,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County Tennessee, being Unit F as shown on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for the M&A Development Townhomes, a horizontal property regime with private elements which is a planned unit development, as shown of record in Instrument No. 201707190072835, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to M&A Real Estate Investments, by Quitclaim Deed from M&A Development, LLC, recorded November 01, 2016, of record in Instrument No. 20161101-0115449, as corrected by Scrivener's Affidavit of record in Instrument No. 201902280018335, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 421B 35th Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of October, 2019.

M & A Real Estate Investments LLC

By: _____(SEAL)
John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent M & A Real Estate Investment LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of M & A Real Estate Investment LLC, by himself as Authorized Agent.

Witness my hand, at office, this 15th day of October, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $546,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of October, 2019.

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

_____
Notary Public
My commission expires:_____
File No. 2019-614