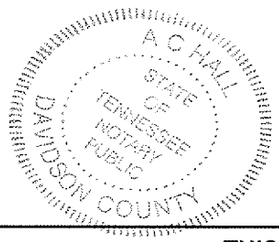
Karen Johnson Davidson County
Batch# 317665 DEEDWARR
11/20/2019 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20191120-0119681

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James O'Brien Family Properties, LLC	NEW OWNER	Part of Map 82 7 213.02
(NAME)	(NAME)	
10427 San Sevaine Way		
(ADDRESS)	(ADDRESS)	
Jurupa Valley, CA 91752		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Eric Neumair and Mike Barfield, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James O'Brien Family Properties, 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:

Being Unit A of the Horizontal Property Regime 606 N 2nd Street as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 606 N. 2nd STreet, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190201-0009900, for Davidson County, Tennessee, with plat being shown as Exhibit B of said declaration to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Eric Neumair and Michael Barfield by deed from Joanne S. Walker and Kenneth Walker of record in Instrument 20181221-0124190, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions and Restrictions for Homes at 606 N. 2nd Street, Instrument No. 20190201-0009900, said Register's Office.

Subject to restrictions of record in Record Book 3368, Page 23 and in Record Book 3458, Page 49, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 21, Page 100, Register's Office, Davidson County, Tennessee.

Subject to Agreement for dedication of Public right of way of record in Instrumnet No. 20190228-0018314, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 606 A N 2nd Street, Nashville, TN 37207
(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 our hands this 15th day of November, 2019.

Eric Neumair

Mike Barfield

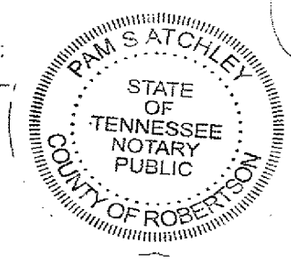
STATE OF TENNESSEE

COUNTY OF Robertson

On this 15th day of November, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Neumair and Mike Barfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
6-21-21



Notary Public,

True Copy Certification

I, **Jennifer L. Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020