(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2019.

Notary Public

ALICIA HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JULY 26, 2021

MY COMMISSION EXPIRES:

A-KW-19-2171B

Karen Johnson Davidson County
Batch# 331769 DEEDWARR
12/18/2019 11:21:36 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20191218-0130593

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Matthew Merker and Erica Merker		
(NAME)	(NAME)	**072-11-1D-002.00-CO**
2171A Rock City Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STRATEGIC ASSET ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW MERKER AND ERICA MERKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, 2171 Rock City Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 2171 Rock City Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170711-0069599, 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 a portion of the same property conveyed to Garafola Properties LLC, a Tennessee Limited Liability Company by Warranty deed from Cindy Darlene Morris now known as Cindy Darlene Thompson-Morris, an unmarried woman of record in Instrument No. 20170719-0072625 Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 19, 2017.

Garafola Properties, LLC filed a Voluntary Chapter 11 Bankruptcy Petition, BK No. 18-06361-RM3-7, on September 24, 2018, which was subsequently converted to Chapter 7 on February 13, 2019. Upon conversion to Chapter 7, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.

Being a portion of the same property conveyed to Strategic Assets Acquisitions, LLC, a Tennessee limited liability company by Trustee's Deed from Erica R. Johnson, Trustee for Garafola Properties, LLC of record in Instrument No. 20190530-0051039 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on May 30, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien, but not yet due and payable.
- The premises herein insured is a townhome established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of 2171 Rock City Street Townhomes of record in Instrument Number 20170711-0069599, Register's Office for Davidson County, Tennessee.
- Charter of 2171 Rock City Street Townhomes of record in Instrument Number 20170724-0074411, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right-of-Way for Street Purposes of record in Book 4454, Page 38, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4215, Page 136, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2171A Rock City Street, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF DECEMBER, 2019.

Strategic Asset Acquisitions, LLC, a Tennessee limited liability company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of STRATEGIC ASSET ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of December, 2019.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212