This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5851

Karen Johnson Davidson County
Batch# 341876 DEEDWARR
01/10/2020 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,501.83
20200110-0003819

STATE OF TENNESSEE
COUNTY OF Davidson

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

The actual consideration or value, whichever is greater, for this transfer is $405,900.00

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2020

Notary Public
My Commission Expires: 9-7-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrea LaShai Watson 6773 Autumnwood Drive Nashville, TN 37221	Keller Mortgage, LLC dba Keller Mortgage 4725 Lakehurst Court 400 Dublin, OH 43016	155 08 0C 259.00

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, that **Equialt Fund II, LLC, a Nevada Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrea LaShai Watson, an unmarried woman**, hereinafter called the Grantee, **her 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. 19 on the Plan of Final Plat of the Poplar Creek Estates, Phase IV Subdivision of record in Plat Book 9700, Page 195, 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 Equialt Fund II, LLC, a Nevada Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190930-0098929, in the Register's Office of Davidson County, Tennessee, dated September 25, 2019 and recorded on September 30, 2019.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Nicholas Galusha and Adam Ryan Galusha, of record in Instrument No. 20190930-0098928, in the Register's Office of Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019.

The Said Don Galusha aka Donald Galusha having died intestate on or about July 15, 2019 leaving Nicholas Galusha and Adam Ryan Galusha being entered into Probate in Case No. 19P1439 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Don Galusha, by Warranty Deed from Ronnie J. Dupre and wife, Deborah L. Dupre, of record in Book 11216, Page 26, in the Register's

This is ☒ improved or ☐ unimproved property located at: **6773 Autumnwood Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 3rd day of January, 2020.

GRANTOR:

Equialt Fund II, LLC, a Nevada Limited Liability Company

By: _____
Brian Davison, Manager

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian Davison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Equialt Fund II, LLC, a Nevada limited liability company, and that he is authorized by Equialt Fund II, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 3rd day of January, 2020.

Notary Public State of Florida
Tony Kelly
My Commission GG 343040
Expires 08/09/2023

_____
~~Notary Public~~
My Commission expires: 6/9/2023

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith 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: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021