Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $298,000.00.

Affiant

File Number: 1912809

Karen Johnson Davidson County
Batch# 350465 DEEDWARR
01/30/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20200130-0010943

LESLIE GARSIDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 27th day of January, 2020.

Notary Public
My Commission Expires: 1/3/23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Chelsea J. Castle and Jacob Levy	NEW OWNER	061-15-0-118.00
1146 Ardee Avenue	1146 ARDEE AVENUE	
Nashville, TN 37216	NASHVILLE, TN 37216	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Real Estate Solutions Today, LLC hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Chelsea J. Castle and Jacob Levy, wife and husband hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 19, Block B, on the Plan of Re-Subdivision of Lots 1 and 2 Block "A", Lots 1,2,3,4 Block "B" Lots 1 and 2 Block "C" of Sunnymeade Subdivision Unit No. 1 of record in Plat Book 974, Page (s) 56 and 57, 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 Connie M. Williams and Sheila F. Tidwell by Warranty deed from Fred R. Bracey and wife, Sheryl G. Bracey of record in Instrument No. 20050523-0057788 Register's Office for Davidson County, Tennessee, dated May 20, 2005 and recorded on May 23, 2005.

Being a portion of the same property conveyed to Lee A. Cohen, Trustee, its successors and assigns by Quitclaim Deed from Sheila F. Tidwell and Connie M. Williams, both unmarried, for the express purpose of creating a tenancy in common with the right of survivorship of record in Instrument No. 20060202-0013243, Register's Office for Davidson County, Tennessee, dated February 01, 2006 and recorded on February 02, 2006 and within the same deed the said Lee A. Cohen, Trustee conveyed his interest in the subject property to Connie M. Williams and Sheila F. Tidwell, both unmarried, as tenants in common with the right of survivorship.

Being a portion of the same property conveyed to Rare Earth Properties, A Tennessee General Partnership by Quitclaim deed from Sheila F. Tidwell and Connie M. Williams, both unmarried of record in Instrument No. 20070705-0079971 Register's Office for Davidson County, Tennessee, dated July 03, 2007 and recorded on July 05, 2007.

Being a portion of the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Rare Earth Properties, A Tennessee General Partnership of record in Instrument No. 20190627-0062369 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on June 27, 2019.

Being the same property conveyed to Real Estate Solutions Today, LLC, a Nevada limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company, its successors and/or assigns of record in Instrument No. 20190627-0062370 Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on June 27, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1146 Ardee Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of January, 2020.

Real Estate Solutions Today, LLC

Bobby Smith, Member

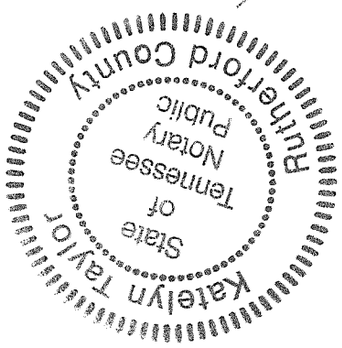
TaLisa P. Smith, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Real Estate Solutions Today with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledge that they are members of the Real Estate Solutions Today, LLC and that they are authorized by Real Estate Solutions Today, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of January, 2020.

Notary Public at Large
My Commission Expires: 4/18/21 9/16/23



True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)