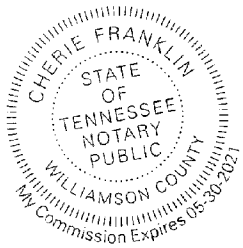
Karen Johnson Davidson County
Batch# 355452 DEEDWARR
02/07/2020 03:07:30 PM 2 pgs
Fees: $13.00 Taxes: $2,145.63
20200207-0014642

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $579,900.00 ym

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2020.

Notary Public

My commission expires: 5-30-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin David Fabie Kacy Lynn Fabie	Pinnacle Bank	
1134 B Cahal Avenue	150 3rd Ave. S.	072-14-1R-002.00-CO
Nashville, TN 37206	Ste. 1000 Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MINDFUL HOME SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KACY LYNN FABIE AND BENJAMIN DAVID FABIE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit 1134B, of 1134 Cahal Avenue Residences, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1134 Cahal Avenue Residences, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190116-0004585, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to DaRell L. Meyer and wife, Anell Meyer by Installment deed from Clarence E. Allen and wife, Dorothy Allen of record in Book 4774, page 81, Register's Office for Davidson County, Tennessee, dated December 17, 1973 and recorded on December 19, 1973.

The Said DaRell L. Meyer Deceased. Last Will and Testament recorded on January 31, 1995 and Recorded in Book 9582, Page 609 and Affidavit of Heirship Recorded on November 06, 2018 and Recorded in Instrument No. 20181106-0110095.

Being a portion of the same property conveyed to Mindful Home Solutions, LLC by Warranty deed from Anell Meyer of record in Instrument No. 20181105-0109393 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 05, 2018.

Being a portion of the same property conveyed to Mindful Home Solutions, LLC by Quitclaim deed from Mindful Home Solutions, LLC of record in Instrument No. 20181120-0114308 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 20, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1134 B Cahal Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of February, 2020.

Mindful Home Solutions, LLC, a Nevada Limited Liability Company

By: _____
Kelley Jeanne Mayo, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Jeanne Mayo,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Mindful Home Solutions, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 6th day of February, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

True Copy Certification

I, Yvette Meldrum, 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 of Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021