THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 360875 DEEDWARR
02/21/2020 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20200221-0019136

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Matthew James Lankenau and Maria Lankenau 1532 W. Domingo Rd Fullerton CA 92833	Ameris Bank 1800 Parkway PL #820 Marietta GA 30067	092-16-0C-304.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tri Nashville Holdings, LLC, a Florida Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew James Lankenau and Maria Lankenau, husband and wife**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 304 and Parking Space No. 32**, together with the appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed, of record in Instrument 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, amended in Instrument No. 20051123-0142078, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174. Registers Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Tri Nashville Holdings, LLC, by Warranty Deed from Stephen Anderson and Stacey Anderson, husband and wife, of record on July 18, 2014, at Instrument No.20140718-0063906, Davidson County Register of Deeds.

This property commonly known as 807 18th Avenue South, Nashville, TN 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand of the authorized representatives of the Grantor below, this 18th day of February, 2020:

Tri Nashville Holdings, LLC, a Florida limited liability company

By: Its SOLE MEMBER, THEO REALTY INVESTMENTS, a Florida general partnership

By: THEO DEVELOPMENT, INC., a Florida Corporation, its General Partner

By: Kathryn K. Theofilos, its President

By: SNJ PROPERTIES, INC., a Florida corporation, its General Partner

By: Charles S. Theofilos, its President

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kathryn K. Theofilos**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **President** of **THEO DEVELOPMENT, INC., a Florida Corporation**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **THEO DEVELOPMENT, INC., a Florida Corporation** for the purposes therein contained.

Witness my hand and official seal on this the 18th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 12/8/23

JAN GAIL HERRINGTON
MY COMMISSION # GG 937875
EXPIRES: December 8, 2023
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Charles S. Theofilos**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **President** of **SNJ PROPERTIES, INC., a Florida corporation**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **SNJ PROPERTIES, INC., a Florida corporation** for the purposes therein contained.

Witness my hand and official seal on this the 18th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 12/8/23

JAN GAIL HERRINGTON
MY COMMISSION # GG 937875
EXPIRES: December 8, 2023
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $420,000.00:

Edward C. Williams

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 18 DAY OFFebruary, 2020:

Notary Public

My Commission Expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY