RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912929

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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WARRANTY DEED

Karen Johnson Davidson County
Batch# 366241 DEEDWARR
03/02/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20200302-0023466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000.00.

Lindsey Reade Nobles
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

Brenda Lewis
NOTARY PUBLIC

My commission expires: 11-8-2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Reade Nobles 419 St. Francis Nashville, TN 37205	Cornerstone Home Lending, Inc. 1177 West Loop South #700 Houston, TX 77027	104-01-0-357.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Sixty Nine Thousand and 00/100 Dollars ($569,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NASHVILLAGE, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LINDSEY READE NOBLES, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot No. 30 on the Plan of West End Park Terrace, of record in Book 547, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being a part of the same property conveyed to Nashvillage, LLC, by Warranty Deed from Nashvillage, LLC, dated 11/23/2018, recorded 12/5/2018, of record in Instrument No. 20181205-0118624, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property previously conveyed to Nashvillage, LLC by Warranty Deed from Ronald Shane Coin, dated 10/05/2018, recorded 10/19/2018, of record in Instrument No. 20181019-0103890, said Register's Office.

Being a part of the same property previously conveyed to James E. Collins and wife, Amanda F. Collins by Warranty Deed from Henry Allen Mahanke, unmarried, dated 7/27/2004, recorded 8/6/2004, of record in Instrument No. 20040806-0095237, said Register's Office. The said James E. Collins having since died, thereby vesting title in Amanda F. Collins as surviving tenant by the entirety. The said Amanda F. Collins having since died January 25, 2018 and by her Last Will and Testament which was probated, Docket # 18P374, devised the property to Ronald Shane Coin.

The address of the herein described property is believed to be 419 St. Francis , Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of February, 2020.

NASHVILLAGE, LLC

BY: Mehmet Sungur
ITS: manager member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Mehmet Sungur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Nashvillage, LLC, the within named bargainor and that he as such member executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as member.

WITNESS my hand and seal, this the 26th day of February, 2020.

Notary Public

Printed Notary Name

My commission expires: 8-1-22

8-1-22

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)