WARRANTY DEED

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $307000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF FEBRUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 3, 2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6754B

Karen Johnson Davidson County
Batch# 367503 **DEEDWARR**
03/05/2020 10:20:31 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200305-0024703

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joseph Salem and Anna Moscovic	New owner	071-05-0-203.00
1814 Glade St		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

OUR THREE SUNS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH SALEM, UNMARRIED AND ANNA MOSCOVIC, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 84 on the Plan of Brooklyn Heights, E. C. Scruggs Subdivision of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 84 fronts 40 feet on the Northerly side of Glade Avenue and runs back between parallel lines, 140 feet to a line at the rear on which it measures about 120 feet.

Being the same property conveyed to Our Three Suns, LLC., a Florida limited liability company by Warranty deed from Robert W. Keese, unmarried of record in Instrument No. 20190823-0084908 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 23, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1814 Glade St, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on the 28th day of February, 2020.

Our Three Suns, LLC

BY: _____
John Crawford, Sole Member

STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John Crawford,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Our Three Suns, LLC, the within named bargainor, a Florida limited liability company, and that he as such sole member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2020.

_____
Notary Public

My Commission Expires: 8/29/22

STATE OF GEORGIA NOTARY PUBLIC
K SUTTON
Notary Public, Georgia
Dekalb County
My Commission Expires
August 29, 2022

File #: 20-6754B
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027