THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325580** Karen Johnson Davidson County Batch# 380754 **DEEDWARR** 04/02/2020 09:25:01 AM 2 pgs Fees: $13.00 Taxes: $1,431.90 20200402-0035303	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2020. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Matthew B. Weinger 308 53rd Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0-120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **NAC I Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew B. Weinger, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office of Davidson County, Tennessee.

Beginning at a point in the East margin of 53rd Avenue North, 45 feet South from the corner of 53rd Avenue North and Elkins Avenue; thence continuing South along said margin 45 feet to a point; thence East running between parallel lines 120 feet to the rear property line, measuring 45 feet thereon.

Being the same property conveyed to NAC I Properties, LLC, Tennessee limited liability company by Quitclaim deed from Nicholas S. Akins and Carolyn Akins of record in Instrument No. 20180727-0073323 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 27, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 310 53rd Avenue North Nashville, Tennessee 37209.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property located at 310 53rd Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2020.

NAC I Properties, LLC

Carolyn D. Akins Member

BY: Carolyn Akins, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn Akins, with whom I am personally acquainted, and who acknowledged herself to be the Member of NAC I Properties, LLC a Tennessee limited liability company, the within named bargainer, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Member.

Witness my hand, at office, this 1st day of April, 2020.

Notary Public
My Commission Expires: _____