This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6831

Karen Johnson Davidson County
Batch# 396730 DEEDWARR
05/07/2020 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200507-0047408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2020.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3/6/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin L. Gill Grant S. Gill 22A N Hill St. Nashville TN 37210	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	105-4-M-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **LOF, a Tennessee general partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Austin L. Gill, unmarried, and Grant S. Gill, unmarried, as joint tenants with right of survivorship,** 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:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements of Homes at 22 N. Hill ST., created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 22 N. Hill ST., a horizontal property regime with private elements, of record in Instrument No. 20190603-0052616, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 22 N. Hill ST., provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to LOF, a Tennessee general partnership by Quitclaim Deed from Bendell Real Estate, LLC, a Pennsylvania limited liability company and Brian Bandas, dated November 26, 2019, recorded December 4, 2019, of record in Instrument No. 20191204-0124695, Register's Office for Davidson County, Tennessee; and further, being a portion of the

company and Brian Bandas by Warranty Deed from Josh Hellmer, married, dated May 17, 2019, recorded May 20, 2019, of record in Instrument No. 20190520-0047602, said Register's Office; and further being a portion of the property conveyed to Josh Hellmer, married by Warranty Deed from Harvest Hands Community Development Corporation, dated March 29, 2019, recorded April 3, 2019, of record in Instrument No. 20190403-0030561, said Register's Office; and further, being the same property conveyed to Harvest Hands Community Development Corporation by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 30, 2010, recorded September 30, 2010, of record in Instrument No. 20100930-0078107, said Register's Office.

This is improved property located at: **22A North Hill Street, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is 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. Whenever used, the singular number 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 May, 2020.

GRANTOR:

LOF, a Tennessee Partnership

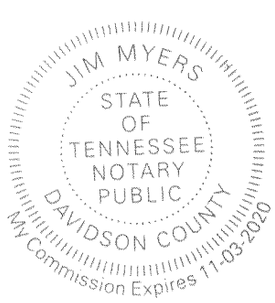
By: Anchor Acquisitions, LLC,
a Tennessee limited liability company
It's Partner

By: _____
Brian Bandas, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/ is the sole member of Anchor Acquisitions, LLC, Partner of LOF, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2020.



_____
Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

