Karen Johnson Davidson County
Batch# 396857 DEEDWARR
05/07/2020 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20200507-0047573

Warranty Deed

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $458,000.00 Julie Bailey Affiant Subscribed and sworn to before me, this the 1st day of May, 2020. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hunter Farley	Pinnacle Bank	081-08-3Q-002.00-CO
1904B 9th Avenue North	847 Conference Drive	
Nashville, TN 37208	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **1904B, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER FARLEY, A MARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Declaration of Covenants, Conditions and Restrictions for 1904 9th Avenue North Townhomes, as shown on Exhibit "C" of 1904 9th Avenue North Townhomes, of record in Instrument No. 20190423-0037241 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Petronie W. Sadler (a widow) by Warranty deed from William Loyd Harrison an wife, Barbara Jean Harrison of record in Book 4183, page 232, Register's Office for Davidson County, Tennessee, dated October 19, 1967 and recorded on October 23, 1967.

Being a portion of the same property conveyed to Hamilton Washington by Quitclaim deed from Petronie W. sadler, a widow of record in Book 5132, page 163, Register's Office for Davidson County, Tennessee, dated April 06, 1977 and recorded on April 07, 1977.

Being a portion of the same property conveyed to Wilometto W. Clark by Quitclaim deed from Hamilton Washington, Jr., and wife, Dorothy Washington of record in Book 5984, page 595, Register's Office for Davidson County, Tennessee, dated December 29, 1982 and recorded on December 30, 1982.

Being a portion of the same property conveyed to Wilometto W. Clark by Quitclaim deed from Hamilton Washington, Jr., and wife, Dorothy Washington of record in Book 6098, page 783, Register's Office for Davidson County, Tennessee, dated July 20, 1983 and recorded on July 21, 1983.

Being a portion of the same property conveyed to Rise Remods, LLC, a Colorado Limited Liability Company by Warranty deed from Wilometto W. Clark, unmarried of record in Instrument No. 20180927-0096036 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 27, 2018.

Being the same property conveyed to 1904B, LLC by Quit Claim deed from Rise Remods, LLC of record in Instrument No. 201907150069041 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 15, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1904B 9th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2020.

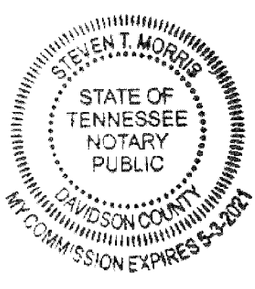
1904B, LLC, a Tennessee Limited Liability Company

By: _____
Jason Griffith, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Griffith, 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 Sole Member of 1904B, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2020.



_____
Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022