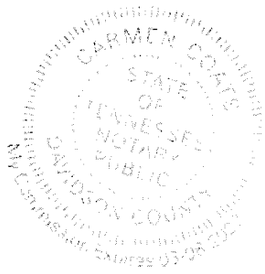
Karen Johnson Davidson County
Batch# 397097 DEEDWARRSP
05/07/2020 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,317.94
20200507-0047912

SPECIAL

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,200.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Logan Ray Hinders 1728 Delta Avenue Nashville, TN 37208	ALLY BANK 440 SOUTH CHURCH ST CHARLOTTE, SC 28202	081 08 3K 00900

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 consideration, the receipt of which is hereby acknowledged, I/we, **March Developments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Logan Ray Hinders, a single individual,** hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9, on the plan of THE ARTISAN NORTH TOWNHOMES (FORMERLY DELTA AVENUE TOWNHOMES), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180807-0077637, amended and restated in Instrument 20190823-0084867, further amended in Instrument 20191122-0120723, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

SEE EXHIBIT "A" FOR ADDITIONAL CONVEYANCE INFORMATION

Being part of the same property conveyed to March Developments, LLC, a Tennessee limited liability company by Quitclaim Deed dated 03/29/2018, from 1720 Delta, LLC, a Tennessee limited liability company, of record in Instrument 20180402-0030170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1728 Delta Avenue, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 1st day of May, 2020.

March Developments, LLC

BY:_____
Thomas Pearson, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Pearson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC, the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Thomas Pearson as such Manager.

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

_____
Notary Public

My Commission Expires: 10/31/21

(SEAL)

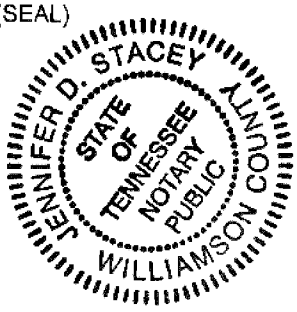


EXHIBIT A

Being a portion of the same property conveyed to 1720 Delta, LLC, a Tennessee limited liability company by Warranty deed from Loan Oak, LLC, a Tennessee limited liability company of record in Instrument No. 20160824-0088446 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 24, 2016. (As to parcels 081 08 0 531.00, 081 08 0 532.00, and 081 08 0 325.00)

Being a portion of the same property conveyed to Lone Oak, LLC, a Tennessee limited liability company by Quitclaim deed from Lone Oak, LLC, a Tennessee limited liability company of record in Instrument No. 20160623-0064022 Register's Office for Davidson County, Tennessee, dated Jun e 23, 2016 and recorded on June 23, 2016. (As to parcels 081 08 0 531.00, 081 08 0 532.00, and 081 08 0 325.00)

Being a portion of the same property conveyed to Lone Oak, LLC by Warranty deed from Martin Amador and Shar Amador of record in Instrument No. 20150813-0081096 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 13, 2018. (As to parcels 081 08 0 531.00, 081 08 0 532.00, and 081 08 0 325.00)

Being a portion of the same property conveyed to 1720 Delta, LLC by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20170525-0052115 Register's Office for Davidson County, Tennessee, dated May 23, 2017 and recorded on May 25, 2017. (As to parcel 081 08 0 318.00)

Being a portion of the same property conveyed to 1720 Delta, LLC, a Tennessee Limited Liability Company by warranty deed from Huali Zhang of record in Instrument No. 20170405-0033394 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 05, 2017. (As to parcel 081 08 0 326.00)

Being a portion of the same property vested in Huali Zhang by Final Decree divesting from The Estate and Heirs of Cox, Roberta, of record in Book 10227, page 989, Register's Office for Davidson County, Tennessee, dated October 04, 1996 recorded on October 17, 1996. (As to parcel 081 08 0 326.00)

Being a portion of the same property conveyed to 1720 Delta, LLC by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20170411-0035337 Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 11, 2017.

Being a portion of the same property vested in The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree divesting from Harold E. Trauernicht, Jr. of record in Instrument Number 20100913-0072829, Register's Office for Davidson County, Tennessee, dated January 12, 2010 recorded on September 13, 2010. (As to parcel 081 08 0 327.00)

Being a portion of the same property conveyed to March Developments, LLC, a Tennessee limited liability company by Quitclaim deed from Harold E. Trauernicht, Jr. of record in Instrument No. 20180515-0046390 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 15, 2018. (As to Parcel 081 08 0 327.00)

Being a portion of the same property conveyed to March Developments, LLC, a Tennessee limited liability company by Quitclaim deed from 1720 Delta, LLC, a Tennessee limited liability company of record in Instrument No. 20180412-0034457 Register's Office for Davidson County, Tennessee, dated April 11, 2018 and recorded on April 12, 2018. (As to Parcel 081 08 0 326.00 and 081 08 0 327.00)

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