WARRANTY DEED

Karen Johnson Davidson County
Batch# 496643 **DEEDWARR**
10/15/2020 02:52:09 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20201015-0120209

O-SR-20-2542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/13/22

(AFFIX SEAL)

MARY FRANCES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nations Investors 2014, LLC, a Tennessee Limited Liability Company	New Owner's	
(NAME)	(NAME)	**072-01-0-044.00**
4502 Utah Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **EVAN O. ALBERT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATIONS INVESTORS 2014, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 150 on the Plan of Subdivision Recorded Plat of Section 2, Shepardwood Subdivision of record in Plat Book 4460, Page 66, 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 the same property conveyed to Evan O. Albert, unmarried by Warranty deed from Leah Sawyer, unmarried of record in Instrument No. 20161C04-0104637 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 04, 2016.

This conveyance is subject to:
- 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 4460, Page 66, Register's Office for Davidson County, Tennessee.
- All matters, terms, provisions, covenants, conditions, restrictions, easements of record in Instrument Number 20201230-0008971, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2542 Bethwood Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9 DAY OF OCTOBER, 2020.

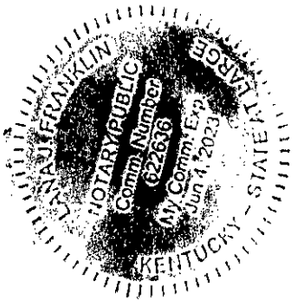
Evan O. Albert

STATE OF Kentucky
COUNTY OF Green

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVAN O. ALBERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.

Notary Public
My Commission Expires: 06/04/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212