WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX S

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

G-RF-20-4918

Karen Johnson Davidson County
Batch# 518387 **DEEDWARR**
11/18/2020 03:06:33 PM 2 pgs
Fees: $13.00 Taxes: $2,286.60

20201118-0136018

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)
Kelsey Nicole Zehentbauer and Kyle Marcus Verhasselt	**Wells Fargo Bank NA**	
(NAME)	(NAME)	
4918 Michigan Avenue	**6 Cadillac Drive, Suite 360**	**091-07-4R-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Brentwood, TN 37027-9603**	
(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, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSEY NICOLE ZEHENTBAUER, A SINGLE PERSON KYLE MARCUS VERHASSELT, A SINGLE PERSON AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5000 Michigan Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190822-0084328 and Amended in Instrument No. 20200520-0052584 and being shown on Plat attached thereto as Exhibit "B", 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 Suburban Cowboys, LLC, a Tennessee Limited Liability Company by Warranty deed from Lawrence E. Neeley, JR. and wife, Theresa Loraine Neeley, of record in Instrument No. 20190822-0084326 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 22, 2019.

Being a portion of the same property conveyed to Suburban Cowboys, LLC by Quitclaim deed from Suburban Cowboys, LLC of record in Instrument No. 20190822-0084327 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 22, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190822-0084328 and Amended in Instrument Number 20200520-0052584, Register's Office for Davidson County, Tennessee.
- Charter of 5000 Michigan Residences Homeowners Association, Inc. of record in Instrument Number 20190827-0086480, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument No. 20200817-0092004, Register's Office for Davidson County, Tennesse.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4918 Michigan Avenue, Nashville, Tennessee 37209**.

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 16th DAY OF NOVEMBER, 2020.

Suburban Cowboys, LLC

BY: _____
Sean Kelly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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