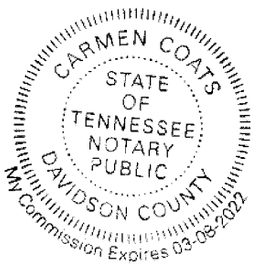
Karen Johnson Davidson County
Batch# 629173 DEEDWARR
05/05/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,027.60
20210505-0060170

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $548,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2021. 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:
Tyler Graham	Ameris Bank	091-13-4D-002.00-CO
416 B East Bend Drive	1800 Parkway Place #820	
Nashville, TN 37209	Marietta, GA 30067	

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, **ADVENT INVESTCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER GRAHAM, A SINGLE MAN**, 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 416 East Bend Drive, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200630-0070683 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 Betty Lou Kretchik, unmarried by Warranty deed from Douglas Steven Denning and Kathey F. Denning, as tenants in common pursuant to a divorce decree of record in Book 5248, page 554 Register's Office for Davidson County , Tennessee, dated January 31, 1978 and recorded on February 01, 1978.

Being a portion of the same property conveyed to Advent Investco, LLC, a Tennessee limited liability company by Warranty deed from Betty Kretchik Coleman, married formerly known as Betty Lou Kretchik of record in Instrument No. 20200630-0070682 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 30, 2020.

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 416 B East Bend Drive, Nashville, TN 37209, 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 30th day of April, 2021.

Advent Investco, LLC
By: Advent Capital Partners, LLC, its Manager

By: _____
Frank E. Neal, IV, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Frank E. Neal, IV, 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 Managing Member of Advent Capital Partners, LLC, a Tennessee Limited Liability Company, which is the Manager of Advent Investco, LLC, a Tennessee Limited Liability Company, and further acknowledged that, being authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name of Advent Capital Partners, LLC, as Manager of Advent Investco, LLC.

Witness my hand and seal this 30th day of April, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3/3/25

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