WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090021146 DEEDWARR
Recvd: 03/31/09 15:07 2 pgs
Fees:13.00 Taxes:832.50
20090331-0028962

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/3/2013
(AFFIX SEAL)

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Rivas	Christopher Rivas	(po) 05413012800
(NAME)	(NAME)	
3838 Old Hickory Blvd. Suite A	3838 Old Hickory Blvd. Suite A	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Shoppes of Lakewood Operating, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Rivas and Dennis B. Redmon Jr., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being located in DAVIDSON County, Tennessee and being described as follows:

Being Unit No. 7 on the Plat and Survey of The Shoppes At Lakewood, a Condominium, of record in Instrument No. 20090220-0014880, as amended in Instrument No. 20090327-0027667 of the Register's Office for Davidson County, Tennessee, to which reference is made for more specific detail. Reference is further made to the Declaration of The Shoppes At Lakewood, of record in Instrument No. 20090220-0014881, as amended in Instrument No. 20090327-0027666, said Register's Office.

Being a part of the same property conveyed to Shoppes of Lakewood Operating, LLC by Quit Claim Deed dated February 20, 2009 from Fred Shanks and filed for record in Instrument Number: 20090223-0015524, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 3838 Old Hickory Blvd. Suite A, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of March, 2009.

Shoppes of Lakewood Operating, LLC

By: _____

Brad Shanks, Chief Manager of Shoppes of Lakewood Operating, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 30 day of march, 2009, before me personally appeared Brad Shanks, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to a Chief Manager of Shoppes of Lakewood Operating, LLC, the within named bargainor, Shoppes of Lakewood Operating, LLC, and he , as such Chief Manager, being authorized so to do, executed the foregoing instrument (Warranty Deed), for the purpose therein contained by signing the name of Shoppes of Lakewood Operating, LLC by himself as such

Witness my hand and official seal at Murfreesboro, Tennessee this 30th day of March, 2009.

Commission expires: July 16, 2012

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

Jack Evans Gritton, II Notary Public