WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100011725 DEEDWARR
Recvd: 03/01/10 09:26 2 pgs
Fees:13.00 Taxes:1069.30
20100301-0015154

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00
B Marney
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2010
Lauren M Rickels
Notary Public
MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean A. Gilder	Baxter Credit Union	08111037300, 093130H00100CO
(NAME)	(NAME)	
601 14th Ave S	340 N. Milwaukee Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Vernon Hills, IL 60061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **JDR Investments, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sean A. Gilder**, a single man 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:

Located in Davidson County, Tennessee: Being Unit 1, SIGLER TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on plat of record attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Sigler Townhomes, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20081113-0112201, as corrected by Affidavit of Scrivener's Error recorded in Instrument No. 20081230-0123719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to JDR Investments, LLC, by Warranty Deed from Willie B. Barton, Preston E. Barton, Odell Barton, Janice A. Barton, Alesie G. Barton, Phillip E. Barton and Edward C. Barton and Valencia Barton, recorded the 19th day of August 2008 in Instrument No. 20080819-0084929, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 601 14th Ave S, Nashville, TN 37203

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, has 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 our hands this **26th** day of **February, 2010**

JDR Investment, LLC

By: Robbie Fisher, Member

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Robbie Fisher, whom I am personally acquainted and who upon his oath acknowledged himself to be the acting Member of JDR Investments, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of JDR Investments, LLC.

Witness my hand and official seal, this **26th** day of **February, 2010**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 7, 2011