27065-8

return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031504 DEEDWARR
Recvd: 04/27/15 09:09 2 pgs
Fees:13.00 Taxes:1239.50
20150427-0037173

MST 2015-0297 (Seller)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 20 15

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon R. Blumber, unmarried	Bank of America, N.A.	072090J00100CO
(NAME)	(NAME)	
924 A Carolyn Ave	P.O. Box 650070	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Dallas, TX 72265-0070	
(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, **Charlie Three, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon R. Blumber, unmarried,** 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 Unit A of the 924 Carolyn Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Inst. No. 20140319-0022817 and amended in Inst. No.20140714-0061605, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Charlie Three, LLC, a Tennessee limited liability company, from Evie Margaret Cartwright, by Warranty Deed and record on Dec 26, 2013 of record in Inst No. 20131226-0129875, Register's Office for Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Inst. No. 20140319-0022817 and amended in Inst. No. 20140714-0061605, said Register's Office, All matters as set forth on the plat of record in Plat Book 843, page 60, Register's Office for said County. Deed of Common Area of record in Instrument No. 20150423-0036555, RODC, TN.

This property, known as 924 A Carolyn Ave, Nashville, TN
(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/our hand(s) this 24 DAY OF April, 2015.

Charlie Three, LLC

BY: _____

Monte Poe, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of April, 2015.

_____
Notary Public

My commission expires:

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016