WARRANTY DEED

File #15318

BILL GARRETT, Davidson County
Trans:T20150071488 DEEDWARR
Recvd: 08/24/15 13:43 2 pgs
Fees:13.00 Taxes:1850.00
20150824-0085264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-19

(AFFIX SEAL)

JOSHUA L. HUNTER NOTARY PUBLIC STATE OF TENNESSEE WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cushman Properties, LLC	SAME AS NEW OWNER	-117-04-0P-002.00-CO
(NAME)	(NAME)	
3900 Crestridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, I, **A and C Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cushman Properties, LLC,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Townhome located in Davidson County, Tennessee, being Unit No. B of Homes at 1514 Kirkwood, a Horizontal Property Regime with Private Elements, as the same is set out in the Declaration of Covenants, Conditions of record in Instrument Number 20130712-0072466, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being a portion of the same property conveyed to Treemont Properties, LLC by Warranty deed from Liberty Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20120405-0029226 Register's Office for Davidson County, Tennessee, dated March 23, 2012 and recorded on April 05, 2012.

Being the same property conveyed to A and C Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Treemont Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130802-0081048 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 02, 2013.

Being also known as 1514 Kirkwood Ave Unit 1514B Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1514 Kirkwood Ave Unit 1514B, Nashville, TN 37212

(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 21st day of August, 2015.

A and C Investments, LLC, a Tennessee limited liability company

BY: _____

Stuart Arnold, Sole Member

STATE OF Tennessee

COUNTY OF Davidson

On this the 21st day of August, 2015, before me, appeared Stuart Arnold, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the sole member of A and C Investments, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said A and C Investments, LLC, a Tennessee limited liability company, and said officer acknowledged said instrument to be the free act of deed of said A and C Investments, LLC, a Tennessee limited liability company.

WITNESS my hand and seal, this the 21st day of August, 2015.

Notary Public: _____

My commission expires: 12-18-19



(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206