WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091659 DEEDWARR
Recvd: 10/28/15 08:37 2 pgs
Fees:13.00 Taxes:2127.50
20151028-0109475

B-DP-15-1725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Deanna D. Pouliot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathon Pouliot and Deanna D. Pouliot	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
1725 B 14th Avenue S	**2002 Richard Jones Road, Suite 300A**	**105-09-0-Y-002.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DESPERADO PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHON POULIOT AND DEANNA D. POULIOT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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 on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1725 14th Avenue South Townhomes, with Private Elements, of record in Instrument No. 20150106-0001172, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Gutheria Sanders, joint tenants with Ahmed Muallem et ux Aziza Muallem by Quitclaim deed from Gutheria Sanders of record in Instrument No. 20020403-0040390, Register's Office for Davidson County, Tennessee, dated April 3, 2002 and recorded on April 03, 2002.

Being a portion of the same property conveyed to Ahmed Muallem and wife, Aziza Muallem by Quitclaim Deed from Gutheria Sanders, of record in Instrument No. 20140305-0018317, Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 05, 2014.

Being a portion of the same property conveyed to Desperado Properties, LLC by Warranty Deed from Ahmed Muallem and wife, Aziza Muallem, of record in Instrument No. 20141113-0104988, Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 13, 2014.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1725 14th Avenue South Townhomes, with By-Laws appended thereto, of record in Instrument Number 20150106-0001172, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Declaration of Covenants, Conditions and Restrictions for 1725 14th Avenue South Townhomes, of record in Instrument Number 20150114-0004116, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1725 14th Avenue South Townhomes, of record in Instrument Number 20150106-0001172, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1725 B 14th Avenue S, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF OCTOBER, 2015.

Desperado Properties, LLC

BY:_____
Max Khazanov
President

BY:_____
John Eldridge
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MAX KHAZANOV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DESPERADO PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as PRESIDENT.

Witness my hand and official seal, this the 26th of October, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN ELDRIDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of DESPERADO PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 26th of October, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212