WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jim N. Jirjis		083-07-0-M 002.00CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
2103-a Eastland Avenue	NEW OWNER	Trans: T20150108206 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 12/22/15 14:51 2 pgs
Nashville, TN 37206		Fees: 13.00 Taxes: 1942.13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20151222-0128875

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jim N. Jirjis, an unmarried man** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of Eastland Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140924-0088032, as amended in Instrument No. 20150814-0081969, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Michael D. Shmerling & Co., L.L.C., a TN limited liability company by Warranty Deed dated 07/21/1998 from Bradley D. Cummings and Geraldine Peterson Cummings of record in Book 11030, Page 411, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Supportive Housing Systems, L.L.C., a Tennessee limited liability company by Quit Claim Deed dated 12/01/1998 from Michael D. Shmerling & Co., L.L.C., a Tennessee limited liability company of record in Book 11319, Page 495, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eastland Development, LLC, a Tennessee limited liability company by Warranty Deed dated 09/18/2014 from Supportive Housing Systems, LLC, a Tennessee limited liability company of record in Instrument 201409240087889, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the boundary plat of record in Plan Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140924-0088032, as amended in Instrument No. 20150814-0081969, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Charter of the Homeowners Association of record in Instrument No. 20140924-0088031, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2103-a Eastland Avenue, Nashville, TN 37206
(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 GRANTEE(S), their heirs and/or 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/or 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 17 day of December, 2015.

EASTLAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

L. Ed Gaw Jr.
Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, L. Ed Gaw Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Eastland Development, LLC, a Tennessee Limited Liability Company and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 17th day of December, 2015.

Notary Public
My Commission Expires: 3-25-18



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027