BILL GARRETT, Davidson County
Trans:T20160001527 DEEDWARR
Recvd: 01/07/16 12:59 2 pgs
Fees:13.00 Taxes:1368.63
20160107-0001661

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $369,900.00 Kayla Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF DECEMBER 2015. Brenda R Lehman Notary Public MY COMMISSION EXPIRES: 3/24/19 (AFFIX SEAL)

BRENDA R. LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

LRCS
LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS M. NEMETH	Citibank, N.A.	072-10-I-001.00-CO
(NAME)	(NAME)	
1034 Burchwood Drive	1000 Technology Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	O'Fallon, MO 63368-2240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY Properties II , LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS M. NEMETH, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 A, as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 1034 Burchwood Avenue Townhomes, of record in Instrument No. 20140813-0073037, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, TENNESSEE LIMITED LIABILITY COMPANY, by deed from KEVIN T. WILKERSON AND KATHRYN V. WILKERSON, HUSBAND AND WIFE, of record in Instrument No. 20140731-0068379, dated July 30, 2014, said Register's Office

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.

Executed by my hand this 21 Day of December 2015.

Seller

DY Properties II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

DeRon Jenkins, Managing Member

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DeRon Jenkins as the Managing Member of DY Properties II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Member.

Witness my hand and Official Seal this 21 Day of December 2015.

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: MAR 08 2016

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____ Notary's Seal (If on paper)