Davidson County DEEDWARR
Recvd: 01/11/16 12:22 3 pgs
Fees:18.00 Taxes:1387.13
20160111-0002630

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $374,900.00. Affiant Subscribed and sworn to before me, this the 31st day of December, 2015. Notary Public My commission expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amber R. Terrell Ramin Ettehad	New Owner	
1618 B Northview Avenue		072-10-0C-002.00-CO
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PINPOINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMBER R. TERRELL, AN UNMARRIED WOMAN AND RAMIN ETTEHAD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B, of the Homes at 1618 Northview Avenue, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1618 Northview Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140513-0041113, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Kristina Vucich, unmarried by deed from Anita Conway, unmarried, Daryle L. Jones, unmarried, Clementine Oglesby, unmarried and Laverne J. Gray, married, individually, and as power of attorney in fact for Clarence D. Jones, married and Shannon W. Jones, III, unmarried of record in Instrument No. 20111114-0088696 Register's Office for Davidson County, Tennessee, dated November 7, 2011 and recorded on November 14, 2011.

Being a portion of the same property conveyed to RC Holdings, LLC by deed from Kristina Vucich, unmarried of record in Instrument No. 20140411-0030398 Register's Office for Davidson County, Tennessee, dated April 9, 2014 and recorded on April 11, 2014.

Being a portion of the same property conveyed to Jona Realty, LLC, a Tennessee limited liability company by deed from RC Holdings, LLC, a Tennessee limited

WW, Mgr
12/31/2015

liability company of record in Instrument No. 20140429-0036025 Register's Office for Davidson County, Tennessee, dated April 9, 2014 and recorded on April 29, 2014.

Being a portion of the same property conveyed to PinPoint Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Jona Realty, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140829-0079326 Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on August 29, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1618 B Northview Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of December, 2015.

Pinpoint Properties, LLC

By: William Wood, Manager 12/31/2015
Name: William Wood
Title: Manager/Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager/Authorized Member of PinPoint Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2015.

Notary Public

My Commission Expires:



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

