WARRANTY DEED

File #15621

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st of December 2015

Notary Public

MY COMMISSION EXPIRES: 10.23.17

(AFFIX SEAL)

THOMAS L. BOLTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghan Guilfoil	Finwork Mortgage LLC	091-09-0N-002.00-CO
(NAME)	(NAME)	
525 A Stevenson	2106 Crestmoor Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nash TN 37215	
(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, **Plantation Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meghan Guilfoil, a single woman,** 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:

Land situated in Davidson County, Tennessee, being Unit A as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 525 Stevenson Street, a Horizontal Property Regime with private elements of record at Instrument No. 20150714-0068540, 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 Plantation Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Plantation Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150331-0027818 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on March 31, 2015.

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 paid by the Grantor 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 525 A Stevenson, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20160002901 DEEDWARR
Recvd: 01/12/16 12:19 2 pgs
Fees:13.00 Taxes:1221.00
20160112-0003201

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

Plantation Properties, LLC

BY: C. Michael Todd

Mike Todd, member

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of December, 2015, before me, appeared Mike Todd, 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 a member of Plantation Properties, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Plantation Properties, LLC, and said officer acknowledged said instrument to be the free act of deed of said Plantation Properties, LLC.

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

Notary Public: Leslie Garside

My commission expires: 1/20/19

(SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206