WARRANTY DEED

File #16025

BILL GARRETT, Davidson County
Trans:T20160019454 DEEDWARR
Recvd: 03/09/16 14:32 2 pgs
Fees:13.00 Taxes:1231.73
20160309-0022743

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Johnathan Devereux Holbrook	New owner	-091-09-0N-001.00-CO
(NAME)	(NAME)	
525B Stevenson		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnathan D. Holbrook, an unmarried man,** 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 in Davidson County, Tennessee, being Unit No. A on the Plan of Townhomes at 525 Stevenson Street, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20150714-0068540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Plantation Properties LLC by Warranty deed from First Jordan, FLP, as Trustee of the 525 Stevenson Street Trust of record in Instrument No. 20130815-0086128 Register's Office for Davidson County, Tennessee, dated August 08, 2013 and recorded on August 15, 2013. (Value of consideration shown in aforementioned deed $59,000.00.)

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. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 525 B Stevenson Street Nashville, TN 37209.

NOTE: A REQUIREMENT HAS BEEN MADE FOR A CORRECTION DEED OF INSTRUMENT NO. 201601120-003202 TO MEGHAN GUILFOIL FROM PLANTATION PROPERTIES TO CORRECT THE LEGAL DESCRIPTION TO CONVEY UNIT "B."

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 assumed by the Grantee 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 525B 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.

Witness my hand this 8th day of March, 2016.

Plantation Properties, LLC, a

BY: C. Michael Todd

C. Michael Todd, manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared C. Michael Todd, sole member, 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 manager of Plantation Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such manager executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as a manager.

Witness my hand and official seal at ~~Nashville~~ Brentwood, Tennessee, this 8 day of March, 2016.

Leslie Garside

NOTARY PUBLIC

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

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