# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/16 08:27 2 pgs
Fees:13.00 Taxes:758.50
**20160608-0057581**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2016-0710

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette T. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scout Investments, LLC | New Owner | A Portion 118020082.00 |
| (NAME) 829 B Dewees Ave | (NAME) | |
| (ADDRESS) Nashville, TN37204 | (ADDRESS) | |
| (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, WE, **Talbert Construction Advisors, LLC and Odyssey Development, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scout Investments, LLC,** HEREINAFTER CALLED THE GRANTEES, 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 No. B as shown on the Plan of Dewees Commons, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Dewees Commons, a Townhouse Planned Unit Development, as shown of record in Instrument Number 20160504-0043922, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.**

**Being a portion of the property conveyed to Talbert Construction Advisors, LLC, a Tennessee Limited Liability Company, and Odyssey Development, LLC, a Minnesota Limited Liability Company by Warranty Deed of Milton Albert Perkins, unmarried, dated 04/15/2016 and filed in Instrument No. 20160420-0038307, Register's Office of Davidson County, Tennessee.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2016 tax a lien on 01/01/2016 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 1130, page 22, Register's Office for said County. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Plan of Dewees Commons, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Dewees Commons, a Townhouse Planned Unit Development, as shown of record in Instrument Number 20160504-0043922, Register's Office for Davidson County, Tennessee.

This property, known as 829 B Dewees Ave, Nashville, TN 37204
(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/our hand(s) this 1st DAY OF June 2016.

Talbert Construction Advisors, LLC

BY: _____

Ryan Talbert, Agent

Odyssey Development, LLC

BY: _____

Ryan Talbert, Agent

* Designated Agent for Talbert Construction Advisors, LLC & Odyssey Development, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Talbert *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of June 2016.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

_____
Notary Public My commission expires:

**True Copy Certification**

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

_____
Notary's Signature

My Commission Expires: _____