# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE,

Notary Public

MY COMMISSION EXPIRES: 2/28/20

(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE 2016 SUMNER COUNTY, TENNESSEE My Commission Expires

O-KW-16-1414A-T

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Melanie M. Re and Jahzell Collado** | Same as new owner | |
| (NAME) | (NAME) | **083130Q00100CO** |
| **1414 A Boscobel Street Unit A** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TM INVESTMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAHZEEL COLLADO AND MELANIE RE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 of Homes at 1414 Boscobel Street, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 1414 Boscobel Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140619-0053853, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Bonnie J. McIver, a single person by Quitclaim Deed from Arthur Michael San Souci, a married person, of record in Instrument No. 20111018-0081126, Register's Office for Davidson County, Tennessee, dated October 18, 2011 and recorded on October 18, 2011. Being the same property conveyed to TM Investment, L.L.C., a Tennessee Limited Liability Company by Warranty Deed from Bonnie J. McIver, a single person, of record in Instrument No. 20140825-0077417, Register's Office for Davidson County, Tennessee, dated August 20, 2014 and recorded on August 25, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Book 2, Page 92, Chancery Court for Davidson County, Tennessee.
- Plat attached as Exhibit B to the Declaration of record in Instrument No. 20140619-0053853, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140619-0053853, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1414 A Boscobel Street Unit A, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160050402 DEEDWARR
Recvd: 06/14/16 13:59 2 pgs
Fees:13.00 Taxes:1535.50
20160614-0060222

Witness my/our hand(s) this the 6th DAY OF JUNE, 2016.

TM Investment, L.L.C., a Tennessee Limited Liability Company

BY: _____
Tom Muhsin
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM MUHSIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of TM INVESTMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of June, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212