BILL GARRETT, Davidson County
Trans: T20160059974 DEEDWARR
Recvd: 07/13/16 12:31 2 pgs
Fees: 13.00 Taxes: 1366.41
20160713-0071779

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1883

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allegra M. Walker 604 Cherry Grove Pointe Whites Creek, TN 37189	New Owner	049-01-0-B-026.00 CO

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0128-32227

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$369,300.00**

Affiant

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 5th day of July, 2016.

Notary Public

My Commission Expires: 10/30/16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **ASM Partners, LLC, a Tennessee Limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allegra M. Walker, a single person,** 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 Lot 33, CHERRY GROVE, PHASE 1B, as shown on plat of record in Instrument No. 20060927-0119685, Surveyor's Certificate of Correction recorded in Instrument No. 20150928-0098482, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ASM Partners, LLC, a Tennessee General Partnership by Warranty Deed from Renita Perkins, dated July 26, 2013 of record in Instrument No. 20130730-0079357, Register's Office for Davidson County, Tennessee.

ASM Partners, LLC, a Tennessee General Partnership is hereby changed to read ASM Partners, LLC, a Tennessee Limited Liability Company.

This is ☒ Improved OR ☐ Unimproved property located at: **604 Cherry Grove Pointe, Whites Creek, TN 37189**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 our hands on the **5th** day of **July, 2016**.

ASM Partners, LLC, a Tennessee Limited liability

By: _____
Javad Salimi, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Javad Salimi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Authorized Signor** of **ASM Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he/she as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability by him/herself as **Authorized Signor**.

Witness my hand and Official Seal this the **5th** day of **July, 2016**.

_____
Notary Public
My Commission Expires:

JESSICA LASCELLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016