WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/16 13:52 3 pgs
Fees:18.00 Taxes:185.00
20160720-0074804

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Logic Investments, LLC	Logic Investments, LLC	162-09-08-002.00-CO
(NAME)	(NAME)	
2000 Mallory Lane, Ste. 130-58	2000 Mallory Lane, Ste. 130-58	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I, **Lela J. Street**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Logic Investments, LLC**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Town House No. 204, Building 16, including the garage therewith, in a Horizontal Property Regime as shown on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 131, and further established by Master Deed of record in Book 4918, Page 116, as amended of record in Book 4958, Page 346, Book 5001, Page 394 and Book 8797, Page 918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete reference.

Being the same property conveyed to Lela J. Street by Warranty Deed from Michael W. Woodward and Leslie Hudson Petrus, dated 05/10/1995 recorded 05/10/1995, of record in Book 9668, Page 575, in the Register's Office for Davidson County, Tennessee. Lela J. Street having further conveyed a one-half undivided interest to Charles H. Miles by Quitclaim Deed dated 09/01/1999 and recorded 09/08/1999, of record in Book 11653, Page 802, in the Register's Office for Davidson County, Tennessee. Charles H. Miles died testate on 12/18/2012, devising subject property to Lela Jane Street, as evidenced in the Last Will & Testament of Charles Huston Miles under Docket No. 14P-305, in the Probate Court Clerk's Office for Davidson County, Tennessee and in Affidavit of Inheritance of Real Estate of record in Instrument No. 20141223-0117375, in the Register's Office for Davidson County, Tennessee. The said Lela J. Street is one and the same as Lela Jane Street.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5200, Page 131 and the Boundary Plat of record in Plat Book 4660, Page 97; Covenants, conditions, easements and restrictions of record in Book 4918, Page 116, as amended of record Book 4958, Page 346, Book 5001, Page 394 and Book 8797, Page 918; Easements of record in Book 4842, Page 979 and Book 5606, Page 663; Easement of record in Book 7497, Page 740; Charter of the Hickory Valley Condominium, Phase 3, Association of record in Book 8021, Page 852, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5601 Country Drive, Apartment 204, Nashville, TN 37211
(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 GRANTEE(S), 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), 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 4th day of May, 2016.

Lela J. Street by Michelle L. Gipson attorney in fact
Lela J. Street by Michelle L. Gipson,
Attorney in Fact

State of Tennessee
County of Wilson

On this 4th day of May, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michelle L. Gipson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Lela J. Street, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20160321-0026807, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of May, 2016.

Tracey Trumpington
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY