WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160071367 DEEDWARR
Recvd: 08/17/16 09:22 2 pgs
Fees:13.00 Taxes:2260.33
20160817-0085666

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF **Tennessee**
COUNTY OF **Sumner**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,900.00

Vicki DuHon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11th** DAY OF **August**, 2016.

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan Reyes	FARMINGTON MORTGAGE, A DV OF CAPSTAR BANK	105-01-0P 003.00CO
(NAME) **2404 Nottingham Drive**	(NAME) 2002 Richard Jones Rd #300A	
(ADDRESS) **Valparaiso, IN 46383**	(ADDRESS) NASHVILLE, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT DC Nashville Real Estate II ,LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Reyes, 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. C of 1015 12th Avenue Townhomes, as recorded in Exhibit "B" to the Declarations of Covenants, Conditions and Restrictions for 1015 12th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20150407-0030360, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description, together with their percentage interest in the common elements.

Being part of the same as conveyed to DC Nashville Real Estate II, LLC from Todd Jackson on 10/17/2014, filed for record as Instrument No. 20141022-0097557, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1015 12TH ave S "C" Nashville TN 37203
(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 our hands 04/29/16.

DC Nashville Real Estate II,L

DARRIN CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Darrin Cunningham, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of DC NASHVILLE REAL ESTATE II, LLC, the within named bargainor, a limited liability company, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of DC NASHVILLE REAL ESTATE II, LLC by himself as Authorized Agent.

Witness my hand and official seal at NASHVILLE, Tennessee, this 11TH day of AUGUST, 2016.

Notary Public My Commission Expires:

Notary Public

My Commission Expires:

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018