Davidson County DEEDWARR
Recvd: 09/14/16 09:28 3 pgs
Fees:18.00 Taxes:2515.63
20160914-0096485

WARRANTY DEED

164757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela F. Averitte and Patti L. Rainwater	Premia Mortgage, LLC dba Premia Relocation Mortgage	
(NAME)	(NAME)	
1921 Kimbark Drive	5480 Corporate Drive, Ste. 240	131-022-G-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Troy, Michigan 48098-2620	
(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, **NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA F. AVERITTE AND PATTI L. RAINWATER, AS JOINT TENANTS*** 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:

* both unmarried

EXHIBIT "A"

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 1130, Page(s) 102 and Instrument No. 20151026-0108370, said Register's Office; Restrictive covenants of record in Instrument No. 20151026-0108370,, said Register's Office; Bylaws recorded in Instrument No. 20151026-0108370, said Register's Office; and Charter of record in Instrument No. 20151026-0108370, said Register's Office.

This is improved x property, known as 1921 Kimbark Drive, Nashville, TN 37215
(unimproved)
(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 hand this 8 day of September, 2016

NASHVILLE NOW INVESTMENTS, LLC

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

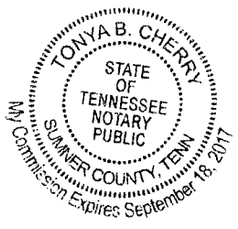
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Nashville Now Investments, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 8 day of September, 2016.

Commission expires:



_____

Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 2 of 50 COLONIAL COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 50 COLONIAL COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108370, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 50 COLONIAL COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108370, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Quitclaim Deed from Nashville Now Investments, LLC, a Tennessee Limited Liability Company to Nashville Now Investments, LLC, a Tennessee Limited Liability Company, as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108369 and Being a portion of Special Warranty Deed from HTC Partners, a Tennessee General Partnership, 1919 Kimbark Family Investments, LLC, a Tennessee Limited Liability Company, HTC VII Partners, a Tennessee General Partnership and Hickman Ventures, a Tennessee General Partnership to Nashville Now Investments, LLC, a Tennessee Limited Liability Company, as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108368, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018