# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160083435 DEEDWARR
Recvd: 09/22/16 15:03 2 pgs
Fees: 13.00 Taxes: 2220.00

20160922-0100106

MST 2016-1254 (Seller)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF September, 2016

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JMB, LLC, a Wyoming Close Limited Liability Company | | 104 02 1I 00500CO |
| (NAME) | (NAME) | |
| 117 Bella Vista Drive | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (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, **TA Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JMB, LLC, a Wyoming Close Limited Liability Company,** 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 Unit No. 5 on the Plan of The Centennial Lofts I as shown on Exhibit B to Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts I, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150406-0029796, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to TA Properties, LLC, a Tennessee limited liability company by warranty deed from Michael Sullivan Builders, G.P., a Tennessee general partnership of record in Instrument No. 20150406-0029798 Register's Office for Davidson County, Tennessee, dated 04/02/2015 and recorded on 04/06/2015.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 82 and 83, 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 Number 20150406-0029796, as amended in Instrument No. 20160816-0085499, Register's Office for Davidson County, Tennessee, Reciprocal Easement for Maintenance, Ingress and Egress of record in Instrument Number 20160816-0085497, in the Register's Office for Davidson County, Tennessee. Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150317-0022733 and Instrument Number 20150320-0024061, in the Register's Office for Davidson County, Tennessee.

This property, known as 405 Avoca Avenue, 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 my/our hand(s) this 8 DAY OF Sept, 2016.

TA Properties, LLC

BY: _____

Title: sole member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared John Thomas Anderson Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Sole Member of TA Properties, LLC, a Tennessee limited liability company, the within named bargainor, and who being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of Sept, 2016.

_____
Notary Public My Commission Expires: 4·11·2020

(SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020