# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$625,900.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 18th day of November, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Joshua Ladd | Wells Fargo Bank, N.A. | 105-01-OP Parcel 002.00 CO |
| 11520 Shirecliffe Ln | P.O. Box 100515 | |
| Knoxville, TN 37934-4594 | Florence, SC 29502-0515 | |

Davidson County DEEDWARR
Recvd: 11/23/16 11:03 3 pgs
Fees:18.00 Taxes:2315.83
**20161123-0123734**

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **DC Nashville Real Estate II, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua Ladd and Tiffany Ladd, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Unit B on the Plan of 1015 12th Avenue Townhomes, a Horizontal Property Regime with Private Elements having been established by the Declaration of 1015 12th Avenue Townhomes of record in Instrument Number 20150407-0030360, Register's Office for Davidson County, Tennessee. Said Unit having since been established by the Declarations of Covenants, Conditions and Restrictions of Gulch View and show by instrument of record in Instrument Number 20160204-0010828, Register's Office for Davidson County, Tennessee.**

**Being part of the same property conveyed to DC Nashville Real Estate II, LLC dated 10/17/14 and recorded in Instrument Number 20141022-0097557, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan as shown as an Exhibit "B" to the Declaration of 1015 12th Avenue Townhomes of record in Instrument No. 20150407-0030360, Register's Office for Davidson County, Tennessee.
- Subject to all matters of record on Plat as shown as Exhibit "C" to the Declaration of Gulch View of record in Instrument Number 20160204-0010828, Register's Office for Davidson County, Tennessee.
- Charter of 1015 12th Avenue Townhomes Homeowner's Association, Inc. of record in Instrument No. 20150407-0030360, Register's Office for Davidson County, Tennessee.
- Charter of Gulch View Homeowners Association, Inc. of record in Instrument Number 20160216-0014184, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of Declaration of 1015 12th Avenue Townhomes of record in Instrument No. 20150407-0030360, Register's Office for said County; Restrictive Covenants of record in Book 4575, page 964, Register's Office for Davidson County, Tennessee and Declaration of Covenants, Conditions and Restrictions of Gulch View as shown of record in Instrument Number 20160204-0010828, Register's Office for Davidson County, Tennessee.
- By-Laws of 1015 12th Avenue Townhomes of record in Instrument No. 20150407-0030360, Register's Office for Davidson County, Tennessee. By-Laws of Gulch View of record in Instrument Number 20160204-0010828, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee; Declaration of Restrictions and Covenants for Storm water Facilities and

Systems of record in Book 20150120-0005137, Register's Office for said County; Agreement for Dedication of Easement for Public Utility of record in Instrument No. 20150309-0019722, Register's Office for said County; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1015 12th Avenue South Unit B, Nashville, TN 37203**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this November 18, 2016.

**DC Nashville Real Estate II, LLC**

**By: Darin Cunningham, Member**

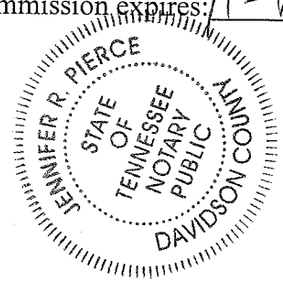
State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Darin Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of DC Nashville Real Estate II, LLC, the within named bargainor, a limited liability company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the DC Nashville Real Estate II, LLC as Member.

Witness my hand, at office, this ~~16th~~ 18th day of November, 2016.

Notary Public

My commission expires: 11-6-17



I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN