Davidson County DEEDWARR
Recvd: 01/04/17 10:38 2 pgs
Fees:13.00 Taxes:2342.03
**20170104-0000748**

| | |
|---|---|
| JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2020 | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $632,982.19<br>Affiant<br><br>Subscribed and sworn to before me, this the 30th day of December, 2016.<br>Notary Public<br><br>My commission expires: 1-6-2020 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

FRN- 165425

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Lauren Martin** | NEW OWNER | **104-01-0-057.00** |
| **310 Chamberlin St.** | | |
| **Nashville, TN 37209-4815** | | |

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, WE,

**BNA Investments GP, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**David Wilcocks, an Unmarried Man**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20, of Block 26 on the Plan of Plummer Place of record in Plat Book 161, Page 39, 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 the same property conveyed to Matthew Haber and Ellen Duke, joint tenants with right of survivorship by Warranty deed from William Brian Davis, unmarried of record in Instrument No. 20060620-0073292, Register's Office for Davidson County, Tennessee, dated June 19, 2006 and recorded on June 20, 2006.

Being the same property conveyed to BNA Investments GP, a Tennessee General Partnership by Warranty deed from Matthew Haber and Ellen Duke n/k/a Ellen Haber, husband and wife, of record in Instrument No. 20160603-0056085, Register's Office for Davidson County, Tennessee, dated June 01, 2016 and recorded on June 03, 2016 and corrected by Scrivener's Affidavit recorded in Instrument No. 20160606-0057012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 310 Chamberlin St., Nashville, TN 37209-4815.

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), their heirs and 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), 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 HANDS EFFECTIVE AS OF December 30, 2016:

BNA Investments GP, a Tennessee General Partnership

BY: Nicholas Adler
ITS: Authorized Person

---

**STATE OF TENNESSEE** )
)
**COUNTY OF** WILLIAMSON )

**CORPORATE ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Authorized Person of BNA Investments, GP, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 30th day of December, 2016.

My Commission Expires: 3/16/2019 Notary Public

20161494R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Maxwell Coyle, 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.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

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

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY