Davidson County DEEDWARR
Recvd: 01/30/17 12:43 2 pgs
Fees:13.00 Taxes:407.00
20170130-0009683

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

File No. TE0002595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FRN - 168329

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Burns	New Owner	162090B00200CO
(NAME)	(NAME)	
5601 Country Drive, Apt. 204		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(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, I, **Logic Investments LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jillian Burns, an unmarried woman** HEREINAFTER CALLED THE GRANTEE, 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 Townhouse No. 204, Building 16, including the garage therewith, in a Horizontal Property Regime as shown on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 131, and further established by Master Deed of record in Book 4918, Page 116, as amended of record in Book 4958, Page 346, Book 5001, Page 394 and Book 8797, Page 918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete reference.

Being the same premises conveyed to Logic Investments, LLC by Warranty Deed from Lela J. Street by Michelle L. Gipson, Attorney in Fact, recorded the 20th day of July 2016 as Instrument No. 20160720-0074804, in the Register's Office for Davidson County, Tennessee. Durable Power of Attorney recorded the 21st Day of March 2016 as Instrument No. 20160321-0026807, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5601 Country Drive, Apt. 204, Nashville, TN 37211

(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

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 26th day of January, 2017.

Logic Investments, LLC

Ronda Bogdanovic

BY: Ronda Bogdanovic, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared* ~~Ronda~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Logic Investments LLC, a Tennessee LLC, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Agent. * Rhonda Bogdanovic SS

Witness my hand this 26th day of January, 2017.

RWalters

Notary Public

My commission expires:

8.17.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I Shelly M. Smith, 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.

Shelly M Smith

Shelly M Smith

State of Tennessee/County of Willamson SS:

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

Rebecca Kroger

Commission Expires 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-22-2020