Davidson County DEEDWARR
Recvd: 02/02/17 08:27 3 pgs
Fees:18.00 Taxes:1368.63
20170202-0011012

WARRANTY DEED

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

P-CPC-16-1503A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/19/2018 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Zachary Hendrix	New Owner	
(NAME)	(NAME)	**091-02-4D-001.00**
1503 61st Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ERBAN COMMERCIAL REALTY, LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ZACHARY HENDRIX, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, 1503 61st Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1503 61st Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160407-0033557, 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 part of the same property conveyed to Erban Commercial Realty, L.P., a Tennessee limited partnership by Quitclaim deed from Erban Commercial Realty, L.P., a Tennessee limited partnership of record in Instrument No. 20160310-0023235 Register's Office for Davidson County, Tennessee, dated March 10, 2016 and recorded on March 10, 2016.
Being a part of the same property conveyed to Erban Commercial Realty, L.P., a Tennessee limited partnership by Quitclaim deed from Erban Commercial Realty, L.P., a Tennessee limited partnership of record in Instrument No. 20160407-0033556 Register's Office for Davidson County, Tennessee, dated April 6, 2016 and recorded on April 7, 2016. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20160407-0033557;
- All matters shown on Plan of record in Plat Book 161, Page 75;
- Agreement for Dedication of Easement for Storms Sewers and/or Sanitary Sewers of record in Book 4655, Page 6, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1503 61st Ave N, Nashville, Tennessee 37209**.

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 hand(s) this the 31st DAY OF JANUARY, 2017.

Erban Commercial Realty, LP, a Tennessee limited partnership **

BY: _____
Sharon B. Tillman
President , Buchi, Inc.

BY: _____
* E. Russell Buchi
~~General Partner~~
Director, Buchi, Inc.

**BY: Buchi, Inc., General Partner of Erban Commercial Realty, LP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon B. Tillman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the President of Buchi, Inc., General Partner of ERBan Commercial Realty, L.P., the within named bargainor, a Tennessee Limited Partnership, and that she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31 day of January, 2017.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Russell Buchi, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Director of Buchi, Inc., General Partner of ERBan Commercial Realty, L.P., the within named bargainor, a Tennessee Limited Partnership, and that he as such Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31 day of January, 2017.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

* E. Russell Buchi and E. Russell Buchi,Jr. are one in the same person.

TRUE COPY CERTIFICATION

I, Jonathan R Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 Tennessee

COUNTY OF Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017