NEW OWNER:

Cocoboo Partnership, a Tennessee Partnership
1717 Bradberry Drive
Murfreesboro, TN 37130

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1154

part of 081-02-0107.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170019796 DEEDWARR
Recvd: 03/08/17 09:31 3 pgs
Fees:18.00 Taxes:518.00
20170308-0022777

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **COCOBOO PARTNERSHIP, A TENNESSEE PARTNERSHIP** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A and Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2201 24th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160510-0046343 and being shown on Plat attached thereto as Exhibit "B", 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 TBC Development, LLC, a Tennessee Limited Liability Company by Warranty deed from JRG Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150730-0074981 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 30, 2015.

Being also known as 2201B 24th Avenue N., Unit A and Unit B, Nashville, TN 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **December, 2016**.

TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

James M. Beach, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **James M. Beach**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **sole Member** of,**TBC Development, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 29th day of **December, 2016**.

My commission expires: 11/03/2020

_____

NOTARY PUBLIC

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

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The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00 .

AFFIANT

Sworn to and subscribed to before me this 29th day of **December, 2016.**

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020