WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170028710 DEEDWARR
Recvd: 04/05/17 11:11 2 pgs
Fees: 13.00 Taxes: 529.10
20170405-0033329

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Alice Bretz	New Owner	073070168.00
(NAME)	(NAME)	
2416 Fairbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, **Five Star Invest LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mary Alice Bretz**, hereinafter called the GRANTEE(S), 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 Lot No. 1A, on the plan of Zone Lot Division of Lots Nos. 1, 2, 3, 4, 5, 6 and 7 of Cabin Hill, Section 2, now known as TWO RIVERS PLACE, of record in Plat Book 6250, Page 666, amending Plat Book 6050, Page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary L. Duncan, unmarried by Warranty Deed from Investment Building Group, a partnership composed of Calvin L. Tate, Harry G. Hemmerly and James T. McLean, dated 05/14/1986, recorded 05/19/1986 of record in Book 6860, Page 395, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Five Star Invest LLC by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated 02/24/2017, recorded 03/01/2017 of record in Instrument No. 20170301-0020334, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6250, Page 666, amending in Plat Book 6050, Page 145, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions recorded of record in Book 6430, Page 508, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Notice of Lien, and Notice of Applicability of Declaration of record in Book 9412, Page 317, in the Register's Office for Davidson County, Tennessee; (4) Deed of Conveyance of record in Book 6846, Page 616, in the Register's Office for Davidson County, Tennessee; and (5) Charter of the Homeowners Association of record in Book 6560, Page 154, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2416 Fairbrook Drive, Nashville, TN 37214
(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 GRANTEE(S), 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), 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 hand this 31 day of March, 2017

Five Star Invest LLC

By: _____
Nodirjon Radjabov, Member and Authorized Agent

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Nodirjon Radjabov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved himself to be the only member and authorized agent of Five Star Invest LLC, the bargainor, and who, being authorized to do so, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of March, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

