WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170032541 DEEDWARR
Recvd: 04/18/17 13:47 2 pgs
Fees:13.00 Taxes:2508.60
20170418-0037846

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $678,000.00

Cynthia M. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Evans	F & M Bank	105-05-0 Y 001.00 CO
(NAME)	(NAME)	
1424 15th Avenue South	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Battlefield Townhome Cottages, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cynthia Evans, unmarried woman,** hereinafter called the GRANTEES, 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 Unit No. 1426 A, along with Unit A garage as established in Declaration of Covenants, Conditions, and Restrictions for Cottages at 1426 15th Avenue South, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128921 and amended at Instrument No. 20170119-0006234 , Register's Office for said County, to which reference is made for a more complete description.**

Being part of the same property conveyed to Battlefield Townhomes Cottages, LLC and J2K builders, LLC of record in Instrument No. 20150810-0079961, said Register's Office.

Being the same property conveyed to Battlefield Townhome Cottages, LLC by Quitclaim Deed of record in Instrument No. 20170418-0037845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1424 15th Avenue South, Nashville, TN 37212
(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 to the said land to the said GRANTEES, 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 this 14th day of April, 2017.

Battlefield Townhome Cottages, LLC
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Battlefield Townhome Cottages, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 14th day of April, 2017.

Notary Public Amy K. Frye
My Commission Expires: 12/20/2020

AMY K FRYE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

File No.: 21099