This instrument prepared by and **Record and Return to**:
**Parthenon Title Agency, LLC**
**212 Oceola Ave**
**Nashville, TN 37209**
**(615) 829-5190**

File No.: **17-1067**

BILL GARRETT, Davidson County
Trans:T20170035261 DEEDWARR
Recvd: 04/26/17 13:53 2 pgs
Fees:13.00 Taxes:580.90
20170426-0041059

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **4/19/2017**, by and between **Tzunami Holdings LLC,**, parties of the first part, and **Keshon D Carter**, unmarried party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashvile**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 279 on the plan of Bordeaux Gardens, Section 1, of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tzunami Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from Michael Bartholomew dated 11/24/2015, of record in Instrument No. 20151204-0122533, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Bartholomew by Warranty Deed from Capital Invest, LLC, a Tennessee Limited Liability Company dated 09/30/2015 of record in Instrument No. 20151009-0103339, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **80 8 73**
☒ Improved **3239 Panorama Dr, Nashvile, TN 37218**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Tzunami Holdings LLC
By Brandon Gerald Polito, Manager

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Brandon Gerald Polito**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Manager of Tzunami Holdings, LLC** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 17th day of April, 2017..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Keshon Deontae Carter**

and Address: **3239 Panorama Dr, Nashvile, TN 37218**

Mail tax bills to new owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$157,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 17th day of April, 2017..

Notary Public

My Commission Expires: _____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018