BILL GARRETT, Davidson County
Trans:T20170044528 DEEDWARR
Recvd: 05/25/17 10:38 2 pgs
Fees:13.00 Taxes:1661.30
20170525-0052091

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $449,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2017.

Notary Public

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Stanton Crews Veazey	new owners	**082-05-0V-003.00-CO**
1610 C 4th Avenue North		
Nashville, TN 37208		

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, WE,

Fourth Avenue Townhomes, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stanton Crews Veazey, unmarried and Curtis Stanley Olson, unmarried as Tenants in Common with the Rights of Survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. C on the Plan of Homes at 1610 4th Avenue North, a Horizontal Property Regime With Private Elements, established by and Site Plan of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151222-0128881, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. and amended in Instrument No. 20170516-0048637,

Being a portion of the same property conveyed to Fourth Avenue Townhomes GP, a Tennessee General Partnership by Warranty deed from JMPD Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141119-0106454 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 19, 2014.

Being a portion of the same property conveyed to Fourth Avenue Townhomes, Inc., a Tennessee Corporation by Quitclaim deed from Fourth Avenue Townhomes GP, a Tennessee General Partnership of record in Instrument No. 20160901-0092225 Register's Office for Davidson County, Tennessee, dated February 15, 2016 and recorded on September 01, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1610 C 4th Avenue North, Nashville, TN 37208.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 HANDS EFFECTIVE AS OF May 17th RR, 2017:

Fourth Avenue Townhomes, Inc.,

BY: Brandon Plunkett
ITS: Director

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon Plunkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Director of Fourth Avenue Townhomes, Inc., the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 17th RR day of May, 2017.

My Commission Expires: 3/10/2019

Notary Public

20171216R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY