(1)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170047312 DEEDWARR
Recvd: 06/05/17 09:22 2 pgs
Fees: 13.00 Taxes: 1661.30
20170605-0055600

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Ann M. Vankirk
Affiant

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

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/05/2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Dennis LeMieux | Renasant Bank | 072-16-4-B-001.00 CO |
| (NAME) | (NAME) 2001 Park Place North Suite 650 | |
| 2204 B Sheridan Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Birmingham AL 35203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **B&B Nashville LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Dennis LeMieux and Ashley Katherine LeMieux, husband and wife,** 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 A, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2204 Sheridan Road, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20160803-0080216, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to B & B Nashville LLC, by Warranty Deed from Paulleter Johnson and Nichelle Smith, dated June 22, 2016, of record in Instrument No. 20160630-0066696, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1424, page 79 and in Instrument No. 20160803-0080216; Charter of Homes at 2204 Sheridan Road Homeowners Association of record in Instrument No. 20160803-0080215; Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Instrument No. 20160803-0080216; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 2204 B Sheridan Road, Nashville, TN 37206
(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 31st day of May, 2017.

B&B Nashville LLC

By: Forrest Brandon Burger
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Forrest Brandon Burger with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of B&B Nashville LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 31st day of May, 2017.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

File No.: 25386

**Please Return To:**
**Ashworth Law Firm, PLLC**
**Attn:** Ann M. Vanderhoof
**237 2nd Avenue South**
**Franklin, TN 37064**