| Davidson County DEEDWARR<br>Recvd: 06/09/17 09:28 4 pgs<br>Fees:23.00 Taxes:2590.00<br>**20170609-0057879** |
|---|

# 33608

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 33608-04-2017** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 2nd day of June, 2017.<br><br>Notary Public<br><br>My Commission Expires: |

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| 1134 Balbade Drive, LLC<br>1600 Division Street<br>STE 700<br>Nashville, TN 37203-2771 | New Owner | Map and Parcel No.:<br>144 07 0 015 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Davis, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1134 Balbade Drive, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1134 Balbade Drive, Nashville, TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 2ND day of June, 2017.

Joseph C Davis, LLC,
a Tennessee limited liability company

BY: _____
Joseph C. Davis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Joseph C. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Joseph C Davis, LLC, a Tennessee limited liability company and as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the company as its Member.

WITNESS my hand and seal, this 2ND day of June, 2017.

JOSLYNNE BOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 06, 2018

_____
Notary Public
My Commission Expires: 3-6-18

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Three Chickering Park, as of record in Plat Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee limited liability company by Quitclaim Deed dated September 7, 2006 from Joseph C. Davis of record in Instrument No. 20061010-0125836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by the Grantee. Map and Parcel No. 144 07 0 015 00.
2. Restrictive covenants contained in an instrument of record in Book 2811, page 88, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6380, page 288, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

