WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170049909 DEEDWARR
Recvd: 06/12/17 12:40 2 pgs
Fees: 13.00 Taxes: 1702.00

20170612-0058646

W-RS-17-1111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Amanda Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2017.

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5-19-2020
(AFFIX SEAL)

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc Gauthier and Molly Gauthier	**Wells Fargo Bank, NA**	
(NAME)	(NAME)	
1111 Riverside Drive	**6200 Park Avenue**	**83-3-4C-1.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Des Moines, IA 50231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **B&V OF NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC GAUTHIER AND MOLLY E. GAUTHIER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, 1111 Riverside Drive Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1111 Riverside Drive Townhomes of record in Instrument No. 20160311-0023567, amended in Instrument No. 20160518-0049874, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to B&V of Nashville, LLC, by Quitclaim Deed from B&V of Nashville, LLC, recorded May 18, 2016 in Instrument No. 20160518-0049873 and further being part of the same property conveyed to B&V of Nashville, LLC, by Warranty Deed from Peter Ackerly, a single man, recorded December 21, 2015 in Instrument No. 20151221-0128103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 5060, Page 108, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20160311-0023567, amended in Instrument No. 20160518-0049874.
- Charter of HOA of record in Instrument No. 20160323-0027540, Register's Office for Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1111 Riverside Drive, Nashville, Tennessee 37206**.

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.

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: MT16361

Witness my/our hand(s) this the 5th DAY OF JUNE, 2017.

B&V of Nashville, LLC

BY: _____
James Vandegrift
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES VANDEGRIFT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of B&V OF NASHVILLE, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of June, 2017.

_____
Notary Public
My Commission Expires: 9/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212