Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0189

RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20170054892 DEEDWARR Recvd: 06/27/17 10:58 2 pgs Fees:13.00 Taxes:1276.50 20170627-0064538	The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this the 16th day of June, 2017. Notary Public MY COMMISSION EXPIRES: My commission expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

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:
Jennifer Ives	United Wholesale Mortgage	**072-10-2B-001.00-CO**
2308 A Scott Avenue	1414 East Maple Road	
Nashville, TN 37216	Troy, MI 48083	

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,

Superior Development, LLC, a Tennessee limited liability company

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

Jennifer Ives, unmarried

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 2308 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2308 Scott Avenue Townhomes, record as Instrument No. 20160804-0080754 and being shown on Plat attached thereto as Exhibit "C", 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 portion of the same property conveyed to Elvis T. Williamson, Jr. and wife, Mary E. Williamson by Warranty deed from Florence L. Holt of record in Book 3611, page 107, Register's Office for Davidson County, Tennessee, dated July 31, 1963 and recorded on August 01, 1963.

The said Mary E. Williamson is now deceased.

Being portion of the same property conveyed to Elvis T. Williamson, Jr. and wife, Gwendolyn E. Williamson by Quitclaim deed from Elvis T. Williamson, Jr. of record in Instrument No. 20030228-0026840 Register's Office for Davidson County, Tennessee, dated April 17, 2002 and recorded on February 28, 2003.

Being portion of the same property conveyed to Superior Development, LLC, a Tennessee limited liability company by Warranty deed from Elvis T. Williamson, Jr. and Gwendolyn E. Williamson, husband and wife of record in Instrument No. 20151104-0112343 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 04, 2015.

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 2308 A Scott Avenue, Nashville, TN 37216.

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 June 16, 2017:

Superior Development, LLC,
a Tennessee limited liability company

BY: Jason Lenard
ITS: Sole Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Jason Lenard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole Member of Superior Development, LLC, a Tennessee limited liability company, 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 16th day of June, 2017.

My Commission Expires: 3/10/2019

Notary Public

20171314R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY