WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
TM Investment, LLC	TM Investments, LLC	105011E001.00CO
(NAME)	(NAME)	
913 14th Ave. S. Unit B	7035 Stone River Run Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/10/17 09:52 2 pgs
Fees:13.00 Taxes:846.38
20170710-0068805

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Tonya Esquibel, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TM Investment, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 14TH AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO. 20161021-0111761, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TONYA ESQUIBEL BY ARRANTY DEED FROM ANGELA CLARIETA GREET CARTER, WESLEY CARLANDRIAN THOMAS GREER, ANNEADRIA CLARICE GREER, ANTHONY DARCET CARRELL GREER, CARL THOMAS KERR, JR., AND CHRISTINE CARMELA KERR, DATED NOVEMBER 25, 2015, OF RECORD IN INSTRUMENT NO. 20151125-0119508, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AMY GREER, DATED 12/29/1981, BY DEED FROM FREDA E. TAYLOR AND WIFE, THERESA F. JONES OF RECORD IN BOOK 5839, PAGE 568, SAID REGISTER'S OFFICE.

SAID PROPERTY WAS CONVEYED TO GRANTORS BY WILL OF RECORD AS INSTRUMENT NO. 20150722-0071809, ALSO SEE PROBATE DOCKET NO. 15P-1099 OF RECORD AS INSTRUMENT NO. 20150722-0071808, SAID REGISTER'S OFFICE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 913 14TH AVE. S., UNIT B, NASHVILLE, TENNESSEE 37203.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Unimproved property, known as 913 14th Ave. S. Unit B Nashville TN 37203

(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 our hands 05/17/17.

Tonya Esquibel
by DE
attorney in fact

Tonya Esquibel by Daniel Esquibel Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Daniel Esquibel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact of Tonya Esquibel, the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Tonya Esquibel, by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of May, 2017.

Notary Public
My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10 2018

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19