WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068311 DEEDWARR
Recvd: 08/08/17 09:51 2 pgs
Fees:13.00 Taxes:2864.17
20170808-0080961

O-VRES-17-1017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $774,100.00.

Brian Nutchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Bob Schenerlein	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	
1017 Southside Court	**2204 Lakeshore Drive, Suite 325**	**PART OF 105-01-0-517.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-4762	**Birmingham, AL 35209**	
(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, **TM INVESTMENT, 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 **BOB SCHENERLEIN, AN UNMARRIED MAN,** 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 No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1017 Southside Court Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160322-0027238 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 a portion of the same property conveyed to TM Investments, L.L.C. by Warranty deed from Leona Pullen and Carol Pullen of record in Instrument No. 20160322-0027237 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 22, 2016. (Value or consideration as shown in aforementioned deed $425,000.00.)

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160322-0027238, Register's Office for Davidson County, Tennessee;
- Charter of record in Instrument Number 20160317-0025291, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4575, Page 964, Book 4220, page 723 and Book 6263, page 263, in the 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: **1017 Southside Court, Nashville, Tennessee 37203-4762**.

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 hand(s) this the 2nd DAY OF AUGUST, 2017.

TM Investment, L.L.C.

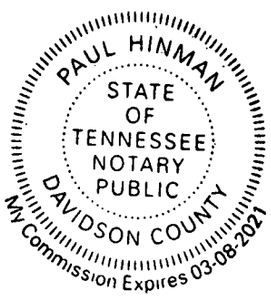
BY: _____
Mohamed Saba
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMED SABA, 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 TM INVESTMENT, L.L.C. 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 2nd of August, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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