Bill Garrett Davidson County
Batch# 617 DEEDWARR
09/13/2017 02:31:38 PM 3 pgs
Fees: $18.00 Taxes: $2,060.53

20170913-0093699

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1571

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of September, 2017

Notary Public
Commission Expires: 10/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raymond Gardocki 418 37th Ave N Nashville, TN 37209-3730	SunTrust Mortgage, Inc ISAOA, ATIMA 901 Semmes Ave Richmond, VA 23224	092-09-3B-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Advantage Investments, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raymond Gardocki and Eunice Huang

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. A, as established in Declaration of Covenants, Conditions and Restrictions for 418 37th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160804-0080964, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Advantage Investments, LLC by Warranty deed from Richard Buchanan and Camilla D. Crockett-Buchanan, husband and wife of record in Instrument No. 20160728-0077554 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 418 37th Ave N, Nashville, TN 37209-3730.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of September, 2017.

Advantage Investments, LLC

BY: _____
Nicholas Petrocci, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Nicholas Petrocci, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Advantage Investments, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal at office this 11 day of Sept 2017.

_____
Notary Public

CHRIS MULR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Commission Expiration: 4-13-20

BY:_____
Armando SanMiguel, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Armando San Miguel, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Advantage Investments, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal at office this 11 day of September, 2017.

_____
Notary Public

Commission Expiration: 6/19/18

