WARRANTY DEED

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

G-WR-17-1017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020

(AFFIX SEAL)

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)
Rachel Baiman **Rhon P. Baiman and Michelle G. Baiman**	**First Community Mortgage, Inc.**	
(NAME) **1017 A Falls Avenue**	(NAME) **262 Robert Rose Drive, Ste. 101131**	**052-09-0-027.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **GULLO-CHALMERS JV,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL BAIMAN, UNMARRIED, AND RHON P. BAIMAN AND MICHELLE G. BAIMAN, HUSBAND AND WIFE, TOGETHER AS TENANTS IN COMMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 the Northerly half of Lot No. 5 on the Plan of Montague Falls, Chas. U. Coggin's Subdivision of Part of Tract No. 18 in the Plan of Montague, of record in Plat Book 421, Page 166, in the Register's Office for Davidson County, Tennessee.

Said Northerly half of lot No. 5 fronts 60 feet on the Southeasterly side of a private drive (now called Falls Avenue) and runs back between parallel lines 320 feet to the Cumberland River.

Also conveyed herewith are the rights and obligations to a Shared Driveway Easement and Mutual Maintenance Agreement recorded simultaneously herewith in Instrument Number 20170915-0094559, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gullo-Chalmers JV by Warranty Deed from Kimberly Lynn Butler, unmarried, Stephanie Susan Butler Merryman and husband, Michael Merryman, Elizabeth Charlene Butler Hayes and husband, Todd Hayes, Alex Wills, unmarried, Eric Wills, unmarried, by his Specific Attorney in Fact, Stephanie Susan Butler Merryman, and William Randall Butler, unmarried, by his Specific Attorney in Fact, Stephanie Susan Butler Merryman of record in Instrument No. 20161103-0116430, Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 03, 2016.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 166, Register's Office for Davidson County, Tennessee.
- Easement for exclusive and perpetual use of a strip of property within Parcel No. 27, which easement begins at the northwest front corner of Parcel 27 and angles in a southeasterly direction along the adjacent property line of parcel 26 to a width of 10 feet to the rear southeast corner.
- Easement in favor of the United States of America as shown of record in Book 2271, page 285, Register's Office for Davidson County, Tennessee.
- Title to that portion of said land lying in the bed or banks of the Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past or future change in the location of said river.
- Right, title, and interest, if any, of the State of Tennessee in and to that part of the land, if any, extending beyond the mean high water mark of Cumberland River.
- Shared Driveway Easement and Mutual Maintenance Agreement recorded simultaneously herewith in Instrument Number 20170915-0094559, in the Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 1288 **DEEDWARR**
09/15/2017 11:32:42 AM 2 pgs
Fees: $13.00 Taxes: $932.40

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

This is **improved** property known as: **1017 A Falls Avenue, Madison, Tennessee 37115**.

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 12th DAY OF SEPTEMBER, 2017.

Gullo-Chalmers JV

BY: J'adore Luxury Homes, LLC

Jason P. Gullo
Sole Member

BY: PLCINV18, LLC

J. Trent Lehman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason P. Gullo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of J'adore Luxury Homes, LLC, a Joint Venturer of Gullo-Chalmers JV, the within named bargainor, and that he as suchSole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of September, 2017.

Notary Public

My Commission Expires: 5/5/2020

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Trent Lehman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of PLCINV18, LLC, a Joint Venturer of Gullo-Chalmers JV, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of September, 2017.

Notary Public

My Commission Expires: 5/5/2020

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

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