Bill Garrett Davidson County
Batch# 1554 DEEDWARR
09/18/2017 09:29:33 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20170918-0094944

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owners:	Send Tax Bills to:	Property Identification
Daniel L. Jankowski, et ux. 9219 Sawyer Brown Road Nashville, TN 37221	new owners	Map 142-13-0-C Parcel 172CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, OVERGROUND RAILROAD LLC, a Delaware limited liability company (the "Grantor") has this day bargained and sold, and does hereby convey and transfer to DANIEL L. JANKOWSKI and NANCY A. JANKOWSKI, husband and wife (the "Grantees"), their successors and assigns forever, certain real estate situated in the Fourth Civil District of Davidson County, Tennessee, described more fully as follows:

All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein in their entirety.

BEING the same property conveyed to the Grantor by Quitclaim Deed of record as Instrument No. 20030318-0035846, Register's Office for Davidson County, Tennessee.

THIS IS improved property known generally as 9219 Sawyer Brown Road, Nashville, Tennessee 37221.

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 successors and assigns forever; and the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered, except as set out above, and the Grantor does further covenant and bind itself, its

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: kl-FC-17-9819

successors and assigns to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor, acting through its duly authorized Manager, has made this instrument, as of the 12th day of September, 2017.

OVERGROUND RAILROAD LLC,
a Delaware limited
liability company

By: _____
Cindy Iwaki
Manager

STATE OF California)
)
COUNTY OF Los Angeles)

BEFORE me, Tierre Blizzard, Notary, the undersigned, of the state and county mentioned, personally appeared Cindy Iwaki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Manager of Overground Railroad LLC, the within named bargainor, a limited liability company, and that she, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager.

WITNESS my hand and seal at office in Los Angeles, September, this 12th day of September, 2017.

TIERRE BLIZZARD
Commission # 2130252
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2019

_____
Notary Public

My commission expires: October 15, 2019

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $255,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of September, 2017.

NOTARY PUBLIC

My commission expires:

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

EXHIBIT A

Unit No. 9219 (Parcel No. 172) together with the carport designated No. 9219-C in RIVER PLANTATION, SECTION ELEVEN, PHASE 5, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument 20010131-0009315, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 5, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et seq., Register's Office for Davidson, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, age 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, page 745, et seq., as re-recorded in Book 7900, page 945, Register's Office for said county and to taxes for the year 2017 which have been assumed by the Grantees.