WARRANTY DEED

Bill Garrett Davidson County
Batch# 2180 DEEDWARR
09/19/2017 10:37:56 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20170919-0095739

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

Affiant

Subscribed and sworn to me on September 15, 2017.

NOTARY PUBLIC

My Commission Expires: 8/11/20

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30881

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ernest Lee Thomas, Jr. 713 Riverlanding Way Old Hickory TN 37138	New Owner "	043-04-0A-015.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the **receipt and sufficiency of which are hereby acknowledged, Trust Custom Homes, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Ernest Lee Thomas, Jr.**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled River Landing, Section 1, Phase 1, of record as Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MPJ CUSTOM HOMES, LLC by deed from LAMONT JORDAN, of record as Instrument No. 20160715-20072748, dated July 12, 2016, said Register's Office. Being further conveyed to TRUST CUSTOM HOMES, LLC, by Quitclaim Deed from MPJ CUSTOM HOMES, LLC, A TENNESSEEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160805-0081217, dated August 3, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument Nos. 20060502-0050264; 20060620-0073693; 20060815-0100349; 20150520-0046604; 20151202-0121305; 20160927-0101746 and 20170413-0036210, said Register's Office.
3. Storm Water Detention Agreement of record as Instrument No. 20030710-0096041, said Register's Office.
4. Notice of Acceptance of Public Infrastructure of record as Instrument No. 20160811-0083768, said Register's Office.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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This property is also known as improved property located at 713 River Landing Way, Nashville, TN 37138.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 15th day of September, 2017.

Trust Custom Homes, LLC, a Tennessee limited liability company

BY: _____
Peter Gameel, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Peter Gameel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be a Member of Trust Custom Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Trust Custom Homes, LLC, a Tennessee limited liability company, by himself in his capacity as said Member.

Witness my hand and official seal on September 15, 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____