(3)

BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 3700 DEEDWARR
09/22/2017 09:56:12 AM 2 pgs
Fees: $13.00 Taxes: $3,129.83
20170922-0097316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $845,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/9/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Weaver	TIAA, FSB	
(NAME)	(NAME)	
1110 B Biltmore Dr	301 W Bay St.	131120U00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Jacksonville, FL 32202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **TIM REYNOLDS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSE WEAVER AND JOLENE WEAVER, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee, being Unit B of 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140904-0080946, 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 units, property, co-owners and tenants of 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140904-0080946, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of Warranty Deed from Imogene S. Jones, unmarried to GALA, LLC, a Tennessee Limited Liability Company, as recorded on the 4th day of October, 2013 in Instrument No. 20131004-0104401, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from GALA, LLC, a Tennessee Limited Liability Company to Bravo Development, LLC, a Tennessee Limited Liability Company, as recorded on the 5th day of April, 2016 in Instrument No. 20160405-0032375, said Register's Office.

Being part of the same property conveyed to Tim Reynolds by Quitclaim Deed from Bravo Development, LLC, dated August 29, 2017, filed of record on August 31, 2017, in Instrument No. 20170831-0089721, Register's Office for Davidson County, Tennessee and by Deed of Correction of record in Instrument No. 20170922-0097314 **, said Register's Office.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1110 B Biltmore Dr, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 21 day of September, 2017

TIM REYNOLDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim Reynolds, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of September, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019