WARRANTY DEED

Bill Garrett Davidson County
Batch# 13548 **DEEDWARR**
10/13/2017 04:08:34 PM 2 pgs
Fees: $13.00 Taxes: $3,403.93

20171013-0105410

File No.: ALW-17-915

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $919,980.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

ADAM G LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dario J. Englot and LARA A. TOURIAN	BANK OF AMERICA, N.A., ISAOA/ATIMA	105-14-0Q-002.00
(NAME)	(NAME)	
915 Hillview Heights	7105 CORPORATE DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	PLANO, TX 75024	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **SWEETBRIAR, G.P.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DARIO J. ENGLOT AND LARA A. TOURIAN**, hereinafter called the Grantee(s), their heirs 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 Unit B, HOMES AT 913 HILLVIEW HEIGHTS, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161215-0131668, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from MBS Construction, LLC to Sweetbriar, G.P., as recorded on the 28th day of March, 2017 in Instrument No. 20170328-0030192; Warranty Deed from William H. Smallman to MBS Construction, LLC, as recorded on the 14th day of October, 2016 in Instrument No. 20161014-0109035 and Warranty Deed from Lowell E. Porter and wife, Robbie E. Porter to William H. Smallman, as recorded on the 30th day of May, 2013 in Instrument No. 20130530-0054665, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 915 Hillview Heights, Nashville, TN 37204
(House Number) (Street) (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 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 3rd day of October, 2017.

Sweetbriar, G.P.

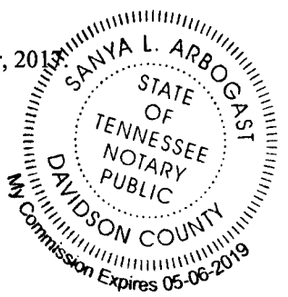
By: Adam G. LaFevor
Its: Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of October, 2017, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Sweetbriar, G.P., the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of October, 2017.

Notary Public
My Commission Expires: 5/6/19



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171