Bill Garrett Davidson County
Batch# 16941 DEEDWARR
10/23/2017 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20171023-0108552

# Warranty Deed

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| MAKEYSHA SORENSEN<br>STATE OF TENNESSEE NOTARY PUBLIC<br>COUNTY OF WILLIAMSON<br>My Comm. Expires June 26, 2021 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $370,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 20th day of October, 2017.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Michael A. DiMaria<br>Chelsea N. Atzinger | New Owner | |
| 2916B Davis Ave. | | P/O 072-06-0-287.00 |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ONE PUTT DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL A. DIMARIA, A SINGLE PERSON AND CHELSEA N. ATZINGER, A SINGLE PERSON, AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. B of Homes at 2916 Davis Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2916 Davis Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170227-0019441, 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 Homes at 2916 Davis Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170227-0019441 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 the same property conveyed to O'Malley and wife, Betty O' Malley by Warranty deed from David A. Cole, unmarried of record in Book 9160, page 926, Register's Office for Davidson County, Tennessee, dated November 19, 1993 and recorded on November 23, 1993.

Being a portion of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O' Malley Revocable Trust dated November 06, 2015 by Quitclaim deed from Robert A. O'Malley and Betty R. O'Malley of record in Instrument No. 20151117-0116722 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 17, 2015.

Being a portion of the same property conveyed to RenovateTN, LLC and David Cavallin, tenants in common by Warranty deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust of record in Instrument No. 20170112-0003785 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 12, 2017.

Being a portion of the same property conveyed to One Putt Development, a Tennessee General Partnership by Warranty deed from RenovateTN, LLC and David Cavallin, tenants in common of record in Instrument No. 20170227-0019417 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on February 27, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2916B Davis Ave., Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of October, 2017.

**One Putt Development, GP**

Jeff Barber, Partner

Jeffrey Barber, Jr., Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeff Barber and Jeffrey Barber, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partners of One Putt Development, GP, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of October, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019