Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 17832 DEEDWARR
10/25/2017 11:13:45 AM 2 pgs
Fees: $13.00 Taxes: $1,036.48

20171025-0109426

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,130.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2017

Notary Public
My commission expires: 7-26-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Julie Kristen Gingles	Fairway Independent Mortgage	091-06-0M-094.00
108 West Mill Drive	4201 Marsh Lane	
Nashville, TN 37209	Carrollton, TX 75007	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin McCombs and Jennifer McCombs,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Julie Kristen Gingles,** hereinafter called the Grantee(s), their 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 Unit No. 94 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenant. Reference is hereby made to the plan of West Mill Townhomes, shown as Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jennifer Dawn Wade, single woman, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, dated February 26, 2016, of record as Instrument No. 20160229-0018849, Register's Office for Davidson County, Tennessee.

The said Jennifer Dawn Wade is now married to Justin McCombs. Justiin McCombs will join in conveyance of property described herein to convey any marital interest he may have.
Being part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from NLC Partners, a Tennessee general partnership, of record as Instrument No. 20141216-0115062, dated June 2, 2014, and of record in Instrument No. 20150218-0014214, dated February 18, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 108 West Mill Drive, Nashville, TN 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 24th day of October, 2017.

Justin McCombs

Jennifer McCombs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin McCombs and Jennifer McCombs,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 24th day of October, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017095524