Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

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

Notary Public

My commission expires: 1-27-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett Davidson County
Batch# 17841 DEEDWARR
10/25/2017 11:23:11 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20171025-0109440

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Dawn McCombs 6202-B Louisiana Ave Nashville TN 37209	New Owner	091 02 3Y 002.00

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 Landry Humphries, unmarried, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jennifer Dawn McCombs and Justin A. McCombs, wife and husband, 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:

Being Unit B of 6202 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for6202 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, according to the Master Deed of record as Instrument No. 20160216-0014444, in the 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 6202 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160216-0014444 Register's Office for Davidson County, Tennessee, 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 a portion of the same property conveyed to Daniel Windsor and Landry Humphries by deed from Byron Gregory Cummings of record in Instrument No.

201511250119545 Register's Office for Davidson County, Tennessee. Daniel Windsor conveyed his interest to Landry Humphries by Quitclaim deed of record in Instrument No. 201701240007650 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20160216-0014444 and in any allied instruments(s) referred to in said restrictions. 3) Matters appearing on the plan of Cherokee Park Subdivision of record in Book 161 Page 75

This property is improved property known as 6202-B Louisiana Ave, Nashville, Tennessee 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 24th day of October, 2017.

Landry Humphries by [signature] his attorney in fact
Landry Humphries, by Eric Brasher
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of October, 2017, before me personally appeared Eric Brasher to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Landry Humphries acknowledged that such person executed the same as the free act and deed of Landry Humphries.

[signature]
Notary Public

My Commission expires 2/25/19

FILE NO: 10284

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY