Bill Garrett Davidson County
Batch# 18470 DEEDWARR
10/26/2017 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,768.60
20171026-0109957

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1789

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of October, 2017

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Smith 2158B Byrum Ave Nashville, TN 37203	Pinnacle Bank 150 3rd Ave S, Suite 900 Nashville, TN 37201	105-11-4D-002.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Jackson Valley Land Partners, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Smith, unmarried woman

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 No. B on the Plan of 2158 Byrum Commons, a Townhouse Planned Unit Development, established and Site Plan of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20160712-0071484, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michelle Dawn Gilbert, unmarried and Robert L. Gilbert, married by Warranty Deed from David H. Obedala, married of record in Instrument No. 20030922-0139818, Register's Office for Davidson County, Tennessee, dated September 16, 2003 and recorded on September 22, 2003.

Being a portion of the same property conveyed to Michelle Dawn Gilbert now known as Michelle Dawn Cascio by Quitclaim Deed from Robert L. Gilbert of record in Instrument No. 20111108-0087318, Register's Office for Davidson County, Tennessee, dated May 04, 2011 and recorded on November 08, 2011.

Being a portion of the same property conveyed to Timothy Cascio and Michelle Dawn Cascio, husband and wife by Quitclaim Deed from Michelle Dawn Gilbert now known as Michelle Dawn Cascio of record in Instrument No. 20111108-0087319, Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on November 08, 2011. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Jackson Valley Lane Partners, LLC by Warranty Deed from Timothy Cascio and Michelle Dawn Cascio, husband and wife of record in Instrument No. 20160419-0037519, Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 19, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2158B Byrum Ave, Nashville, TN 37203.

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

Dated this the 26th day of October, 2017.

Jackson Valley Land Partners, LLC

By: Douglas Schenkel
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Jackson Valley Land Partners, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of October, 2017.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY