WARRANTY DEED

Bill Garrett Davidson County
Batch# 20971 DEEDWARR
11/01/2017 03:06:08 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20171101-0112225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF NOVEMBER, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SANYA CHEATAM BOGAST
DAVIDSON COUNTY
My Commission Expires 05-06-19

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Scott Chamryk and Lexia Chamryk	New Owner	
(NAME)	(NAME)	
426 36th Ave. N		092094E00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JHAS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD SCOTT CHAMRYK AND LEXIA CHAMRYK,** 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 426 36th of Summit Homes at 424 &426 36th 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 Summit Homes at 424 &426 36th Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160218-0015436, 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 Summit Homes at 424 &426 36th 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. 20160218-0015436, 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 part of the same property conveyed by Quitclaim Deed from JHAS Properties Corp., a Tennessee corporation to JHAS Construction, LLC, a Tennessee limited liability company, as recorded on the 16th day of July, 2015 in Instrument No. 20150716-0069680; part of Quitclaim Deed from Susan Henderson, unmarried and James Privett, married to JHAS Properties, Corp., a Tennessee corporation, as recorded on the 23rd day of January, 2014 in Instrument No. 20140123-0006466; part of Quitclaim Deed from Dorothy Desnoyers, unmarried to James Privett, as recorded on the 30th of December, 2013 in Instrument No. 20131230-0130587 and part of Special Warranty Deed from Deutsche Bank National Trust Company, as Indenture Trustee in Trust for the Registered Holders of Argent Mortgage Loan Asset Backed Notes Series 2005-W1 under the Pooling and Servicing Agreement dated as of April 1, 2005, by AMC Mortgage Services, its Attorney in Fact to Susan Henderson and Dorothy Desnoyers, as recorded on the 9th day of August, 2006 in Instrument No. 20060809-0098214, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 426 36th Ave. N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (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 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 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 10th day of October, 2017

JHAS CONSTRUCTION, LLC

BY: Susan Henderson

SUSAN HENDERSON, MANAGER

BY: J. Privett

JAMES PRIVETT, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Susan Henderson and James Privett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to Managers of JHAS Construction, LLC the within named bargainor, a limited liability company and that they as such Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company Managers.

Witness my hand and official seal at Nashville, Tennessee this 10th day of October, 2017.

Commission expires: 11/5/19

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.