WARRANTY DEED

Bill Garrett Davidson County
Batch# 22307 **DEEDWARR**
11/06/2017 10:00:50 AM 2 pgs
Fees: $13.00 Taxes: $1,417.10

20171106-0113550

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC , 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Krystal L. Duncan	newowner	081 02 0W 001.00
(NAME)	(NAME)	
2165 24th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Three Thousand And No/100 Dollars ($383,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pearl Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Krystal L. Duncan, unmarried**, 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 A, as shown on the Plat of 2165 24th Avenue North, a Horizontal Property Regime, and depicted as Exhibit "C" and established by the Declaration of Covenants, Conditions and Restrictions of 2165 24th Avenue North Townhomes, appearing of record in Instrument No. 20161121-0122769, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being a portion of the same property conveyed to Terrence L. Gibson and Jewyl Allen Gibson, husband and wife by Warranty Deed from C & M Construction Management, a Tennessee Limited Liability Company dated March 14, 2008 and recorded March 18, 2008 as Instrument No. 20080318-0027234, in said Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Pearl Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Terrence L. Gibson and Jewyl Allen Gibson, husband and wife
File Number: AUD-177336SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-11-17-265

dated June 20, 2016 and recorded June 24, 2016 as Instrument No. 20160624-0064836, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2165 24th Ave N, Nashville, TN 37208

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, has 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 our hands this 1st day of November, 2017.

Pearl Properties, LLC

BY: _____
P. Thomas Rothrauff, Member Manager

SSTATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared P. Thomas Rothrauff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member Manager of Pearl Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member Manager, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2017.

_____
Notary Public

My Commission Expires: 4/20/20

(SEAL)

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: AUD-177336SSO