WARRANTY DEED

Bill Garrett
Batch# 22419
11/06/2017 11:45:40 AM
Fees: $13.00 Taxes: $1,461.13

Davidson County
DEEDWARR
2 pgs

20171106-0113760

A-RR-17-2413A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Courtney C. Dignam	~~New Owner~~ Quicken Loans	
(NAME) **2413 A Pafford Dr.**	(NAME) PO Box 6577	**P/O 083-04-0-148.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) 60197 Carol Stream IL	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AM INVESTMENTS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY C. DIGNAM, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 of 2413 Pafford Drive Townhomes, as shown on the plat attached as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for 2413 Pafford Drive Townhomes, of record in Instrument No. 20160719-0074152, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being a portion of the same property conveyed to AM Investments Group, LLC by Warranty Deed from Horace Raymond Roberson, Jr., unmarried, of record in Instrument No. 20160610-0058845, Register's Office for Davidson County, Tennessee, dated June 08, 2016 and recorded on June 10, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the plat attached as Exhibit "C" to the Declaration of record in Instrument No. 20160719-0074152, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20160719-0074152, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20160801-0078774, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2413 A Pafford Dr., Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the ____ DAY OF NOVEMBER, 2017.

AM Investments Group, LLC, a Tennessee Limited Liability Company

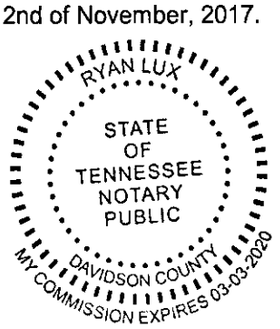
BY:_____
Jason Lincoln
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON LINCOLN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of AM INVESTMENTS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of November, 2017.

_____
Notary Public
My Commission Expires: 3/3/20
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212