Bill Garrett Davidson County
Batch# 25074 **DEEDWARR**
11/13/2017 01:54:47 PM 2 pgs
Fees: $13.00 Taxes: $1,141.45

20171113-0116358

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$308,500.00** (Three Hundred Eight Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 10th day of November, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)
My Commission Expires SEPT 7, 2020

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Phillip Brent Thomas and The Joy P. Strickland Trust dated April 15, 2009 2407 8th Avenue South, Unit 501 Nashville, TN 37204	**Phillip Brent Thomas** **491 Waldron Road** **LaVergne, TN 37086**	PART OF 11802029500

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, **CHICA INVESTMENTS, LLC**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PHILLIP BRENT THOMAS AND THE JOY P. STRICKLAND TRUST DATED APRIL 15, 2009**, 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 TO WIT:

Land in Davidson County, Tennessee, being Unit 501, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-Use Condominiums, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein foe a more complete identification and description of said Unit.

Together with said unit, Grantor conveys to grantee, his heirs, successors and assigns, a Grandfathered Leasing Permit which shall be appurtenant to the unit and which shall run with the land which allows the unit to be rented for long-term or short-term rentals in perpetuity as provided in the Master Declaration for the Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Chica Investments, LLC by deed from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20171018-0106645, dated October 13, 2017 and recorded October 18, 2017, Register's Office for Davidson County, Tennessee.

Being also known as 2407 Eight Avenue South, Unit 501, Nashville, Tennessee 37204.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2407 8TH AVENUE SOUTH, UNIT 501** **NASHVILLE, TN 37204**

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

LTSR Number: GTE File. 2017104756

WITNESS, this 10th day of November, 2017

Chica Investments, LLC

By: _____
Deseriee Hayes, President

By: _____
Nancy Norman, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, appeared **Deseriee Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that she is the President of Chica Investments, L.L.C., a member-managed Tennessee Limited Liability Company, and that she, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Chica Investments, L.L.C., by signing her name as such President.

Witness my hand and official seal on this the 10th day of November, 2017.

_____
Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, appeared **Nancy Norman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that she is the Secretary of Chica Investments, L.L.C., a member-managed Tennessee Limited Liability Company, and that she, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Chica Investments, L.L.C., by signing her name as such Secretary.

Witness my hand and official seal on this the 10th day of November, 2017.

_____
Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY