WARRANTY DEED

Bill Garrett Davidson County
Batch# 41148 DEEDWARR
12/27/2017 10:36:43 AM 2 pgs
Fees: $13.00 Taxes: $941.65

20171227-0131054

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Paredes	Same	
(NAME)	(NAME)	
720 Bluewater Drive		150-02-0-208.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 considerations, the receipt of which is hereby acknowledged, **BR Real Estate Holdings, LLC, a South Carolina Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Daniel Paredes, a married man**, hereinafter called the GRANTEE(S), 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 all of Lot No. 194 on the Plan of Revised Section Two, Harbor Gate, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BR Real Estate Holdings, LLC, a South Carolina Limited Liability Company by Warranty Deed from Sarah R. Powell, dated 07/10/2017, recorded 07/12/2017, of record in Instrument No. 20170712-0070324, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6366, Page 494, in the Register's Office for Davidson County, Tennessee. Easement contained in Right-of-Way Agreement of record in Book 2242, Page 247, in the Register's Office for Davidson County, Tennessee. Easement contained in General Warranty Deed of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee. Easement contained in Partial Release of record in Book 4438, Page 703 and Book 5780, Page 952, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 6077, Page 261, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5300, Page 909 and Book 5904, Page 79, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 720 Bluewater Drive, Nashville, TN 37217

(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 GRANTEE(S), 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), 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 21st day of December, 2017.

BR REAL ESTATE HOLDINGS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY

_____ - MEMBER

Jeremy Resmer
Organizer

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy Resmer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Organizer the within named bargainor, a South Carolina Limited Liability Company, and that he as such Organizer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jeremy Resmer, as such Organizer.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 21st day of December, 2017.

_____

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122