Bill Garrett Davidson County
Batch# 44117 DEEDWARR
01/03/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,394.53
20180103-0001120

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $376,900.00

Affiant

Subscribed and sworn to before me, this 29th day of December 2017.

Notary Public
My commission expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Roberts	CMG Financial	070-07-0D-002.00
1007 B Alice Street	3160 Crow Canyon Road Suite 400	
Nashville, TN 37218	San Ramon, CA 94583	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Think Tank Holdings, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Matthew Roberts, an unmarried man and Beverly Roberts and Daniel W. Roberts wife, and husband, with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Protective Covenants, Conditions and Restrictions for 1007 Alice Avenue Townhomes, Townhouse Planned Unit Development A Horizontal Property Regime with Private Elements, of record in Instrument No. 20161209-0129579, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Crown Industries, LLC by Warranty Deed from Thomas G. Williams, unmarried, of record in Instrument No. 20161206-012777, dated October 14, 2016, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Think Tank Holdings, LLC by Quitclaim Deed from Crown Industries, LLC dated December 6, 2016 of record as Instrument No. 20161206-0128144, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1007 B Alice Street, Nashville, TN 37218.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 1007 Alice Avenue of record in Instrument No. 20161209-0129579, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (2) Water Line Easement first described in the deed of record Book 2495, page 122, Register's Office for Davidson County, Tennessee. The said easement is cited in subsequent deed of record in Book 7538, page 734, which is re-recorded in Book 7543, page 223; all of record in the

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 29th day of December 2017.

Think Tank Holdings, LLC

By: _____
Jeremy R. Thompson
Its: Member

By: _____
Jacob C. Stock
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jeremy R. Thompson and Jacob C. Stock, Members of Think Tank Holdings, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Members**.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of December 2017.

_____
Notary Public

TREY DAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 9/5/2021

FILE NO: 2017125638

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

