Bill Garrett Davidson County
Batch# 49325 DEEDWARR
01/19/2018 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20180119-0005946

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael J. Platek	F&M Bank	105-02-1D-002.00-CO
(NAME) 923 South Street	(NAME) 221 Indian Lake Blvd	
(ADDRESS) Nashville TN 37203	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT T & T Development, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Platek and Cami M. Platek, husband and wife, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit A

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 923 South Street Nashville TN 37203
(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 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, 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 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 01/17/18.

T & T Development, LLC

Troy Olsen, Managing Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Troy Olsen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of T and T Development, LLC, the within named bargainor, and he as such ~~Managing~~ Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of T and T Development, LLC, by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of January, 2018.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being described as follows:
Being Unit B on the Declarations of Covenants Conditions and Restrictions of The 921 South Street Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No 20161116-0120606, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to T and T Development, LLC by deed from Marie Petty , dated 05/25/2016 and filed for record as Instrument No 20160707-0069041, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Dellana Lawhorn, **do hereby make** an oath that I am a licensed **attorney and/or the custodian of the electronic version of the** attached document tendered **herewith and that this is a true and correct copy of the original document** executed **and** authenticated **according to law.**

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC S THOMPSON ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19