WARRANTY DEED

Bill Garrett Davidson County
Batch# 49480 DEEDWARR
01/22/2018 09:25:15 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180122-0006166

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $355,000.00.

Affiant

Subscribed and sworn to before me this 16th day of January, 2018.

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Jared Davis	husband and wife	061-03-0C-001.00CO
1020-A Joyce Lane		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lilley TN Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto Matthew Davis and Sara Davis, husband and wife , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, as established by the Declaration of Covenants, Conditions and Restrictions for 1020 Joyce Lane Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20170227-0019019, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Torque Development Group, LLC, by deed from Michael W. Boyd, of record in Instrument Number 20170130-0009414, dated January 25, 2017, Register's Office for Davidson County, Tennessee. Further conveyed to Lilley TN Properties, LLC, a Tennessee Limited Liability Company from Torque Development Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed on March 3, 2017, of record in Instrument Number 20170307-0022518, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $715.48 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-03-0C-001.00CO, which are not due until 10/1/2018.
- Subject to all matters on the Plan as set out on Exhibit "C" to the Master Deed of record in Instrument No. 20170227-0019019, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170227-0019019, Register's Office for Davidson County, Tennessee.
- Charter of 1020 Joyce Lane Townhomes of record in Instrument No. 20170308-0022745, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and element.

This is improved property known as: 1020-A Joyce Lane, Nashville, TN 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RCB 17 1020A

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 this 12th day of January, 2018.

Lilley TN Properties, LLC

By: Katherine Lilley, Sole Member

STATE OF Georgia
COUNTY OF Fulton

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Katherine Lilley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized member (or other officer authorized to execute the instrument) **Lilley TN Properties, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 05-12-2019

AARON LIVELY NOTARY PUBLIC EXPIRES GEORGIA May 12, 2019 COBB COUNTY