Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-17-2638

Bill Garrett Davidson County
Batch# 55984 DEEDWARR
02/06/2018 03:17:47 PM 2 pgs
Fees: $13.00 Taxes: $1,587.30
20180206-0012117

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of January, 2018

Notary Public
Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luis Barragan 2638 Pennington Ave Nashville, TN 37216	new owner	072-11-0-207.00

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,

Jackson Valley Land Partners, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luis Barragan

HEREINAFTER CALLED THE GRANTEES, 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 No. 2638, together with common areas as established by Declaration of Protective Covenants, Conditions and Restrictions for 2638 Pennington Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170515-0048236 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to with Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackson Valley Land Partners, LLC, by Warranty Deed from Scott S. Plemons, of record in Instrument No. 20170117-0004906, in the Register's Office of Davidson County, Tennessee, dated January 13, 2017 and recorded on January 17, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2638 Pennington Ave, Nashville, TN 37216.

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

Dated this the 24th day of January, 2018.

Jackson Valley Land Partners

By: Josh Terry, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, for the State and County, aforesaid, personally appeared Josh Terry, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Agent of Jackson Valley Land Partners, LLC, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2018.

Notary Public

My Commission Expires: 5-8-18

(Notary Seal)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018