WARRANTY DEED

Bill Garrett Davidson County
Batch# 61412 **DEEDWARR**
02/22/2018 10:28:32 AM 2 pgs
Fees: $13.00 Taxes: $2,105.30

20180222-0016824

G-P-17-1018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
P & M Real Estate, LLC	**NEW OWNER**	
(NAME)	(NAME)	**105-1-4A-49.00CO**
2464 Settlers Trace		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37042		
(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 consideration, the receipt of which is hereby acknowledged, **ARCHER DEVELOPMENT, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **P & M REAL ESTATE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 49 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, amended in Instrument Nos. 20161102-0115692 and 20161123-0123554, Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, are incorporated hereby reference and made a part of the same as though copied herein. Reference is hereby made to Revised Exhibit "D" to Amendment No. 2 of record in Instrument No. 20161123-0123554, for a more complete identification and description of said Unit.

Being part of the same property was further conveyed to Archer Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Leonard Amdur, an unmarried man, recorded August 24, 2017 in Instrument No. 20170824-0087292, said Register's Office.

This conveyance is subject to:

• Subject to all matters shown on the Plan of edgeVue Subdivision of record in Instrument No. 20150818-0082778, Register's Office for County, Tennessee.

• Consent to Final Subdivision Plat of Edgevue of record in Instrument No. 20161222-0134696, Register's Office for Davidson County, Tennessee.

• Subject to all matters shown on the Plan D.T. Overton's Addition of record in Plat Book 21, Page 88, Register's Office for County, Tennessee.

• Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20160908-0094811, amended in Instrument Nos. 20161102-0115692 and 20161123-0123554.

• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20140415-0031255, 20150717-0070114 and 20150717-0070159, Register's Office for Davidson County, Tennessee.

• Charter of Homeowner's Association of record in Instrument No. 20160805-0081524, Register's Office for Davidson County, Tennessee.

• Easement to Piedmont Natural Gas Company of record in Instrument No. 20150902-0089426, Register's Office for Davidson County, Tennessee.

• Easement for Gas Service Line or Fuel Line Easement of record in Book 8255, Page 361, Register's Office for Davidson County, Tennessee.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1018 11th Avenue South, Nashville, Tennessee 37203**.

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; 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), 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/our hand(s) this the 19th DAY OF FEBRUARY, 2018.

Archer Development, LLC

BY: _____
Hunter Connelly
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER CONNELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ARCHER DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of February, 2018.

_____
Notary Public
My Commission Expires: 3/3/2020
(SEAL)

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212