Bill Garrett Davidson County
Batch# 63569 DEEDWARR
02/28/2018 02:11:01 PM 2 pgs
Fees: $13.00 Taxes: $1,380.10
20180228-0018880

WARRANTY DEED

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/17/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Jensen	First National Bank of Middle Tennessee	081020W90000CO
(NAME)	(NAME)	
1739 B McKinney Avenue	1608 Williams Dr., Ste. 301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Pearl Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Rebecca Jensen , unmarried woman**, HEREINAFTER CALLED THE GRANTEE, HER 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 B, a Private Element, as shown on the Plat of 2165 24th Avenue North, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions of 2165 24th Avenue North Townhomes, appearing of record in Instrument No. 20161121-0122769, in the Register's Office for Davidson County, Tennessee, said Plat being Exhibit "C" to the said Declaration, together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the said Declaration and depicted by said Plat, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Owners, and the By-Laws of the Association of Owners.

Being a part of the same property conveyed to Pearl Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 06/20/2016 from Terrence L. Gibson and Jewyl Allen Gibson, husband and wife of record in Instrument 201606240064836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1739 B McKinney Avenue, Nashville, TN 37208
(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 this 23rd day of February, 2018.

PEARL PROPERTIES, LLC, A TENNESSEE
LIMITED LIABILITY COMPANY

P. Thomas Rothrauff

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared P. Thomas Rothrauff with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member for Pearl Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said P. Thomas Rothrauff as such Member.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2018.

Notary Public: Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019