Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Bill Garrett Davidson County
Batch# 63986 DEEDWARR
03/01/2018 11:21:50 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180301-0019281

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2018.

Notary Public

My commission expires:

(AFFIX SEAL)

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jimmy Osborne Peace Shawna Gaw Peace	Renasant Bank	Map 104-02-1-D Parcel 041.00
3122 Long Blvd. Apt 311	2001 Park Place N Ste 650	
Nashville, Tennessee 37203	Birmingham AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bradley L. Mates and Jana Mates, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy Osborne Peace and Shawna Gaw Peace, husband and wife

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. 311 as shown on Exhibits "B" and "B-1" of the Fourth Amendment to the Master Deed and Bylaws for Villages at Long Boulevard I, a Horizontal Property Regime, together with an undivided interest in any appurtenant common elements, as of record in Instrument No. 20071030-0128067, Register's Office for Davidson County, Tennessee, which amends the Master Deed and Bylaws for Villages at Long Boulevard I of record in Instrument No. 20060627-0076772, amended in Instrument No. 20061102-0136062, Instrument No. 20070621-0074138, Instrument No. 20070725-0088208, Instrument No. 20071030-0128067 and Instrument No. 20081031-0108684, said Register's Office.

Being the same property conveyed to Bradley L. Mates, unmarried, by Deed dated November 2, 2007 from Urban Concepts, LLC, of record in Instrument No. 20071106-0131011, Register's Office for Davidson County, Tennessee.

Jana Mates, spouse of the above named Bradley L. Mates, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibits "B" and "B-1" to the Fourth Amendment to the Master Deed and Bylaws shown in Instrument No. 20071030-0128067, said Register's Office, shows an

Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Plat Book 421, Pages 82 and 83, said Register's Office. (3) Easement for driveway purposes as reserved in the Deed of record in Book 3222, Page 73, said Register's Office. (4) Charter of Villages at Long Boulevard I Homeowners' Association, Inc. of record in Instrument No. 20060627-0076771, Register's Office for Davidson County, Tennessee. (5) Restrictive Covenants contained in instrument of record in Book 486, Page 189, in Book 571, Page 465, and in Book 647, Page 310, Register's Office for Davidson County, Tennessee. (6) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and Bylaws of Villages at Long Boulevard I, of record in Instrument No. 20060627-0076772, and as amended in Instrument No. 20061102-0136062, Instrument No. 20070621-0074138, Instrument No. 20070725-0088208, Instrument No. 20071030-0128067, and Instrument No. 20081031-0108684, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3122 Long Blvd. Apt 311, 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 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 my/our hand(s) this 28 day of **February, 2018.**

Bradley L. Mates

Jana Mates

STATE OF Maine)
COUNTY OF Androscoggin)

Personally appeared before me, a Notary Public of said County and State, **Bradley L. Mates,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Auburn (city), Maine (state), this 28 day of **February, 2018.**

Notary Public

My Commission Expires: April 24, 2024

(seal)

JAMIE LEVESQUE
Notary Public-Maine
My Commission Expires
April 24, 2024

STATE OF Maine)
COUNTY OF Androscoggin)

Personally appeared before me, a Notary Public of said County and State, **Jana Mates,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Auburn (city), Maine (state), this 28 day of **February, 2018.**

Notary Public

My Commission Expires: April 24, 2024

(seal)

JAMIE LEVESQUE
Notary Public-Maine
My Commission Expires
April 24, 2024