WARRANTY DEED

Bill Garrett Davidson County
Batch# 64273 DEEDWARR
03/02/2018 09:38:19 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20180302-0019694

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

B-DJ-18-6108B

STATE OF TENNESSEE (TN)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)

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)
Grant Masterson		
(NAME) **6108 B New York Ave.**	(NAME) New Owner	**091-02-1T-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **D & J PROPERTIES OF TENNESSEE, 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 **GRANT MASTERSON, AN UNMARRIED MAN,** 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 No. B of the 6108 New York Avenue Townhomes, a Horizontal Property Regime with Private Elements as established in Declaration of Covenants Conditions and Restrictions of record at Instrument No. 20160415-0036553, in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jeff Gaw by Warranty deed from Vanesa L. Kunis and husband, Claudio Duvison of record in Instrument No. 20130208-0013456 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 08, 2013.

Being a portion of the same property conveyed to D & J Properties of Tennessee, LLC by Quitclaim deed from Jeff Gaw of record in Instrument No. 20130813-0084655 Register's Office for Davidson County, Tennessee, dated August 06, 2013 and recorded on August 13, 2013.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160415-0036553, Register's Office for Davidson County, Tennessee.
- Charter of 6108 New York Avenue Townhomes HOA of record in Instrument Number 20160426-0040629, in the 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: **6108 B New York Ave., Nashville, Tennessee 37209**.

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 1st DAY OF MARCH, 2018.

D & J Properties of Tennessee, LLC, a Tennessee limited liability company

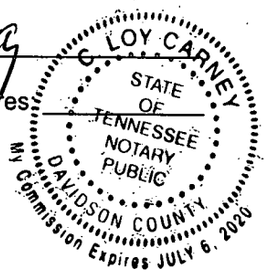
BY:_____
Jeff Gaw
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, 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 D & J PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 1st of March, 2018.

_____
Notary Public
My Commission Expires:
(SEAL)



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