Bill Garrett Davidson County
Batch# 65088 DEEDWARR
03/05/2018 12:49:20 PM 2 pgs
Fees: $13.00 Taxes: $1,815.40
20180305-0020504

G#30528-2

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$490,650.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2018.

Notary Public

My commission expires 01-06-2020
(AFFIX SEAL)

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
Graham Joniec	NEW OWNER	**081084S00200CO**
1712 B Nassau Street		
Nashville, TN 37208		

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

Visio Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Graham Joniec, a single man

HEREINAFTER CALLED THE GRANTEE, HIS 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. B on the Plan of 1712 Nassau Street Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1712 Nassau Street Townhomes, of record in Instrument No. 20160317-0025270, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1712 Nassau Street Townhomes, as shown on Exhibit "C" to the said Declarations of record in Instrument No. 20160317-0025270, said Register's Office, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Visio Properties, LLC, by Warranty Deed dated March 11, 2016, from Magi Group, LLC, of record in Instrument No. 20160315-0024550, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "C" to the Declarations of record in Instrument No. 20160317-0025270, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for 1712 Nassau Street Townhomes, of record in Instrument No. 20160317-0025270, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto;

3) Subject to all matters shown on the plan of record in Book 57, Page 98, Register's Office for Davidson County, Tennessee;

4) Charter for 1712 Nassau Street Townhomes Homeowners Association, Inc., of record in Instrument No. 20160324-0028121, said Register's Office; and,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1712 B Nassau Street, Nashville, TN 37208**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 2nd day of March, 2018.

Visio Properties, LLC, a Tennessee limited liability company

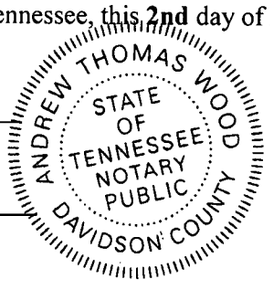
By: Peggy Newman

Peggy Newman, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Peggy Newman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Managing Member** of **Visio Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Peggy Newman** as **Managing Member.**

Witness my hand, at office at Nashville, Tennessee, this **2nd** day of **March, 2018.**



Notary Public

My Commission Expires: 11/8/21