WARRANTY DEED

Bill Garrett Davidson County
Batch# 69631 DEEDWARR
03/15/2018 12:10:13 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20180315-0024521

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Timo6, LLC and John David Bolton, Jr.	Timo6, LLC .	91 3 68
(NAME)	(NAME)	
2211 A & B 15th Avenue North	1004 Ash Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180568

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, I/we, Donnie Hogan , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Timo6, LLC and John David Bolton, Jr., 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Units 2211A and 2211B, as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Verdant at 2211 15th Avenue North, a Horizontal Property Regime with Private Elements and a Planned Unit Development as of record in Instrument 20170711-0069717, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Donnie Hogan by Warranty Deed from Brandon C. Knox dated April 28, 2017 and filed of record in Instrument 20170510-0042514, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for Verdant at 2211 15th Avenue North, establishing a Horizontal Property Regime with Private Elements and A Planned Unit Development and filed of record in Instrument 20170711-0069717, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid plat.

Unimproved ☒

This is improved ☐ property, known as 2211 A & B 15th Avenue North, Nashville, TN 37208
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of March, 2018

Donnie Hogan

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donnie Hogan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of March, 2018.

Notary Public
My Commission Expires: 1-29-20

