Bill Garrett Davidson County
Batch# 70433 DEEDWARR
03/19/2018 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $5,161.50
20180319-0025423

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,395,000.00. Affiant Subscribed and sworn to before me, this the 15th day of March, 2018. Amy Nichole Bagwell Notary Public My commission expires: 10/03/2018

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Triplex Corydon, LLC		
306 Galloway Dr.		131122A00500
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DRG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRIPLEX CORYDON, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 E on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes on Galloway Drive, a Horizontal Property Regime with Private Elements of record in at Instrument No. 20161019-0110704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to DRG Properties, LLC by Warranty deed from Alexander Leonard Rector of record in Instrument No. 20151103-0112151 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on November 3, 2015. (as to parcel 13112006600)

Being a portion of the same property conveyed to DRG Properties, LLC by Warranty deed from Susan Byrd Rector of record in Instrument No. 20151103-0112152 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on November 3, 2015. (as to parcel 13108010800)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 306 Galloway Drive, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2018.

DRG Properties, LLC

BY: _____
Ronald Gilmer, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald Gilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of DRG Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2018.

_____
Notary Public

My Commission Expires:

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, STEVE BERNEMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

My Commission Expires: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM