WARRANTY DEED

Bill Garrett Davidson County
Batch# 71417 DEEDWARR
03/20/2018 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20180320-0026309

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

MARTHA BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sasha MacDougall	New Owner	08103012900
(NAME)	(NAME)	
2404 A 14th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Pearl Properties, LLC, a Tennessee Limited Liability Company,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sasha MacDougall and Jerimiah Gazlay, wife and husband**, 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 A, a Private Element, as shown on the Plat of 2404 14th Avenue North, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions of 2404 14th Avenue North Townhomes, appearing of record in Instrument No. 20170228-0019785, in the Register's Office for Davidson County, Tennessee, said Plat being Exhibit "C" to the said Declaration, together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the said Declaration and depicted by Exhibit D to said Plat, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Owners, and the By-Laws of the Association of Owners.

Being a part of the same property conveyed to Pearl Properties LLC., a Tennessee Limited Liability Company by Warranty Deed dated 02/24/2017 from Jmr Investments LLC. and Susan Elizabeth Wismer Campbell, Trustee of The David A. Wismer, Jr. and Mary Ann Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell of record in Instrument 201702280019784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2404 A 14th Avenue North, Nashville, TN 37208
(House Number) (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 we do covenant with 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 hand this 16th day of March, 2018.

PEARL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

P. Thomas Rothrauff
Member Manager

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared P. Thomas Rothrauff with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager, Pearl Properties, LLC, the within named bargainor, and that he as such Manager being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of Pearl Properties, LLC, by the said P. Thomas Rothrauff as such Manager.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2018.

Notary Public
My Commission Expires: 5/6/2019

SHANNON EALBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

201803200026309

True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY