Bill Garrett Davidson County
Batch# 71740 DEEDWARR
03/21/2018 02:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,476.30
20180321-0026845

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
A. Victoria Anest and Sophia P. Anest **426 Croley Drive** **Nashville, TN 37209**	**New Owner**	**091-13-0-229.00**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$399,000.00**.

Affiant

Sworn to and subscribed before me this 19 day of March, 2018.

Notary Public

My commission expires:

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **426 CROLEY, LLC, a Tennessee limited liability company** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **A. VICTORIA ANEST, an unmarried woman and SOPHIA P. ANEST, an unmarried woman** (collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **426 Croley Drive, Nashville, TN 37209**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 19 day of March, 2018.

GRANTOR:

426 CROLEY, LLC,
a Tennessee limited liability company

By: _____
Tammy Parmentier Jones, Member

By: _____
J. Brent Smith, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Tammy Parmentier Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath and acknowledged herself to be a Member of 426 Croley, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Tammy Parmentier Jones as a Member.

Witness my hand, at office, this 19 day of March, 2018.

_____
Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared J. Brent Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath and acknowledged himself to be the Chief Manager of 426 Croley, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said J. Brent Smith as a Member.

Witness my hand, at office, this 19 day of March, 2018.

_____
Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. A, a Horizontal Property Regime, as recorded in the Declaration Establishing a Horizontal Property Regime for Townhomes at 426 Croley Drive, of record in Instrument No. 20170720-0073671, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to LIGHTFOOT GRAHAM DEVELOPMENT, LLC, A TENNESSEE LIMITED PARTNERSHIP COMPANY, by deed from CYNTHIA SHAFFER, of record in Instrument No. 20161024-0112144, dated October 21, 2016, said Register's Office. Being further conveyed to 426 CROLEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from LIGHTFOOT GRAHAM DEVELOPMENT, LLC, of record in Instrument No. 20170720-0073670, dated July 18, 2017, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 091-13-0-229.00, payment expressly assumed by Grantee.

2. Matters shown on the Plan of record in Book 1130, page 65, said Register's Office.

3. Declaration Establishing a Horizontal Property Regime for Townhomes at 426 Croley Drive, of record in Instrument No. 20170720-0073671, said Register's Office.

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal