Bill Garrett Davidson County
Batch# 72668 DEEDWARR
03/23/2018 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180323-0027567

WARRANTY DEED

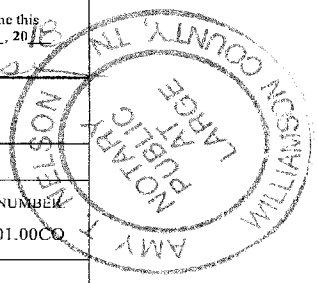
STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $375,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of March, 2018

Notary Public
My Commission expires: 11/10/2019
(Affix Seal)



THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
~~Tina Tillman~~ Andrew and Tina Tillman	(same)	083-07-2A-001.00CO
~~316A Pioneer Lane~~ 2602 E. Glenhurst Line		
~~Nashville, TN 37206~~ Appleton, WI 54913-8087		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lilley TN Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew W. Tillman and Tina M. Tillman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "A" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 316 PIONEER LANE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 316 PIONEER LANE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements of record as Instrument Number 20161031-0115028, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20161031-0115028, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Olympus Development, L.L.C., a Tennessee limited liability company from Ephraim Floyd, unmarried by Warranty Deed on September 30, 2016, of record in Instrument Number 20161012-0107840, Register's Office for Davidson County, Tennessee. Further conveyed to Olympus Development, L.L.C., a Tennessee limited liability company and Jake Lilley and Katherine Lilley, husband and wife from Olympus Development, L.L.C., a Tennessee limited liability company by Quitclaim Deed on September 30, 2016, of record in Instrument Number 20161012-0107841, Register's Office for Davidson County, Tennessee. Further conveyed to Lilley TN Properties LLC from Olympus Development, LLC, a Tennessee Limited Liability Company, Jake Lilley and Katherine Lilley husband and wife by Quitclaim Deed on December 12, 2016, of record in Instrument Number 20161219-0132701, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 0830-72A-00100CO, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Book 2133, Page 1 and in Master Deed of record in Instrument Number 20161031-0115028, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2089, Page 294, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: 316 A Pioneer Lane, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 20, 2018.

Lilley TN Properties, LLC

By: Katherine Lilley, Authorized Member

STATE OF ~~KENTUCKY~~ Georgia

COUNTY OF Fulton

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Katherine Lilley, 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 Authorized Member of Lilley TN Properties, LLC, the within named bargainor, a Tennessee limited liablity company, and that she is authorized by the maker to execute the within instrument for the purpose therein contained, by personally signing the name of the authorized member.

WITNESS my hand and seal at office this 20 day of March, 2018.

NOTARY PUBLIC My Commission Expires: 2/11/20

D. GROSSMAN NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES February 11, 2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

