Bill Garrett Davidson County
Batch# 73657 DEEDWARR
03/27/2018 10:14:18 AM 2 pgs
Fees: $13.00 Taxes: $1,361.60

20180327-0028486

WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $368,000.00.

Affiant

Subscribed and sworn to before me this 26th day of March, 2018.

Notary Public
My Commission expires: 12/1/2022
(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:
John F. Huppenthal	MIG	083072A00200CO
316-B Pioneer Lane	8320 E. Walker Springs Ln, Ste. 200	
Nashville, TN 37206	Knoxville, TN 37923	

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 **John F. Huppenthal and Jennifer P. Huppenthal**, husband and wife, and **Brooke A Huppenthal**, a single woman, 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 "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, 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 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. Being part of the same property conveyed to Lilley TN Properties LLC from Olympus Development, LLC, a Tennessee Limited Liability company, Jake Lilley and Katherine Lilley husband and wife 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 083072A00200CO, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record 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 2133, Page 1 and Book 2089, Page 284, Register's Office for Davidson County, Tennessee.

This is improved property known as: **316-B Pioneer Lane, Nashville, TN 37204**

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 23, 2018.

Lilley TN Properties, LLC, a Tennessee limited liability company

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 23 day of March, 2018.

NOTARY PUBLIC My Commission Expires: 2/9/20

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