Bill Garrett Davidson County
Batch# 75168 DEEDWARR
04/02/2018 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180402-0029988

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Carla Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2018.

Christy Michelle Jones
Notary Public

MY COMMISSION EXPIRES: 1/27/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180034TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James J. Morrissey and Susan Reinfeldt	James J. Morrissey and Susan Reinfeldt	
(NAME) 1238 Saxon Drive	(NAME) 2223 Dunblane Lane	145-02-0-095.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROCK STAR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Reinfeldt, an unmarried woman, as to an undivided 99% interest as tenant in common and John Morrissey, an unmarried man, as to an undivided 1% interest as tenant in common,** 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 Lot No. 10 on the Plan of Final Plat, Revision to Lots 1, 9 & 10, Tyne Estates, a Planned Unit Development as of record at Instrument No. 20061122-0145431, Revising Instrument No. 20060913-0113525, 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 Rock Star Properties, LLC, a Tennessee limited liability company by Warranty Deed from Carbine & Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150330-0026875 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 30, 2015.

unimproved ☐
This is improved ☒ property, known as 1238 Saxon Drive, Nashville, TN 37215
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Rock Star Properties, LLC, a Tennessee limited liability company

BY: _____
Daniel Adam Stern
Member

BY: _____
Rocky Tannehill
Member

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22 day of March, 2018 before me personally appeared Daniel Adam Stern who is the Chief Manager/Member of Rock Star Properties LLC, a Tennessee limited liability company to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 22 day of March, 2018.

Commission Expires: May 23rd 2018

_____
Notary Public

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22 day of March, 2018, before me personally appeared Rocky Tannehill who is a Member of Rock Star Properties LLC, a Tennessee limited liability company to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 22 day of March, 2018.

Commission Expires: May 23rd 2018

_____
Notary Public

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Chris Butler, 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.

Chris Butler

Attorney Signature

State of Tennessee

County of Sumner

Personally appeared before me, Carla D Moore (name of notary), a notary public for this county and state, Chris Butler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla D Moore

Notary Signature

My commission Expires: May 23rd 2018

Notary Seal (if on paper)

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY