WARRANTY DEED

Bill Garrett
Batch# 75288
04/02/2018 11:18:49 AM
Fees: $13.00 Taxes: $1,979.50

Davidson County
DEEDWARR
2 pgs

20180402-0030173

M-VRES-18-1713B

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Kearsley	Same as New Owner	
(NAME)	(NAME)	
1713 B 3rd Avenue North		**82-5-W-2.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHVILLE SALEMTOWN, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SCOTT KEARSLEY, A SINGLE MAN,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units 1713-B, of the Cottages of Salemtown I, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20160602-0055553, in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Shville Salemtown, LLC by Warranty Deed from Elevate Land Investments, LLC, recorded February 18, 2016 in Instrument No. 20160218-001560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160602-0055553, Register's Office for Davidson County, Tennessee.
- Charter of Cottages of Salemtown I Homeowners Association, Inc. of record in Instrument Number 20160602-0055548, and amended in Instrument No. 20160606-0056996, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed of record in Instrument Number 20160411-0034663, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1713 B 3rd Avenue North, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF MARCH, 2018.

Shville Salemtown, LLC

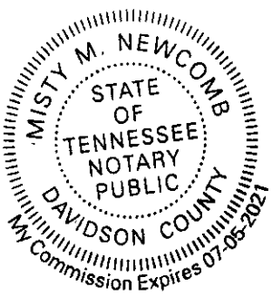
BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the AUTHORIZED AGENT of SHVILLE SALEMTOWN, LLC the within named bargainor, a limited liability company, and that she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2018.

_____
Notary Public
My Commission Expires: 7/5/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212