Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0196-18

Bill Garrett Davidson County
Batch# 75424 DEEDWARR
04/02/2018 01:10:31 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20180402-0030378

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires Nov 17, 2019

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2018

Notary Public
My Commission Expires: 11/17/19

Address of New Owner	Send Tax Bills To:	
John C. Jones, III 239 John Rice Blvd., Ste. A Murfreesboro, TN 37129	New Owner	Map/parcel: 072-10-3B-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Guerrier Development, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Jones, III, married

HEREINAFTER CALLED THE GRANTEE(S), his 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 Unit 2 of the 2619 Gallatin Pike Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 2619 Gallatin Pike Townhomes of record in Instrument No. 20160826-0089504, as amended in Instrument No. 20180129-0009155, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 2619 Gallatin Pike Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160826-0089504, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to Guerrier Development, LLC, by Quitclaim Deed from Elde Guerrier and De Lisa Guerrier, husband and wife, dated 8/31/15 and recorded 9/4/15 in Instrument No. 20150904-0090235; and being part of the same property previously

conveyed to Elde Guerrier and De Lisa Guerrier, husband and wife, by Warranty Deed from DB Arcade, LLC, dated 7/22/15 and recorded 7/27/15 in Instrument No. 20150727-0073387, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2619 B Gallatin Pike Nashville, TN, 37216

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), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of March, 2018

Guerrier Development, LLC

BY: _____
Elde Guerrier, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of Guerrier Development, LLC, and that he as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and official seal this 29th day of March, 2018

_____
Notary Public

My Commission Expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019