Bill Garrett Davidson County
Batch# 75488 DEEDWARR
04/02/2018 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20180402-0030481

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810266

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018. NOTARY PUBLIC My commission expires: 6-20-2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindy Gayer 911B Marilyn Road Nashville, TN 37209	New Owner	091-06-3-C-002.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Five Thousand and 00/100 Dollars ($365,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LARA ESTATES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MINDY GAYER, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown in Declaration Establishing a Horizontal Property Regime for 911A-911B Marilyn Road Townhomes, along with the By-Laws and Charter establishing 911A-911B Marilyn Road Townhomes Homeowners Association, all appearing of record at Instrument #20170330-0031058, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lara Estates, LLC, by Warranty Deed from Brenda Lee Roberts, an unmarried woman, dated 1/23/2017, recorded 1/25/2017, of record in Instrument No. 20170125-0008186, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Brenda Lee Roberts by Warranty Deed from Randall L. Craft, dated 6/8/2001, recorded 6/13/2001, of record in Instrument No. 20010613-0062386, said Register's Office.

The address of the herein described property is believed to be 911B Marilyn Road, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of March, 2018.

LARA ESTATES, LLC

By: Semih Gulertip
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me,* a Notary Public, of said County and State, Semih Gulertip, with whom I am personally acquainted, and proved himself to be a Member of **Lara Estates, LLC**, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the **Lara Estates, LLC** by himself as, Member.

*Bryant L. Grantham

WITNESS my hand and seal, this the 29th day of March, 2018.

Notary Public
My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal