WARRANTY DEED

Bill Garrett Davidson County
Batch# 76523 **DEEDWARR**
04/05/2018 10:15:35 AM 2 pgs
Fees: $13.00 Taxes: $345.95

20180405-0031980

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson TN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

TN

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlos Reyes	Carlos Reyes	581100100
(NAME)	(NAME)	
3878 Lunn Drive	919 W. Main #U-1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Hendersonville TN 37075	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **BR Real Estate Holdings, LLC, a limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carlos Reyes**, hereinafter called the GRANTEE(S), 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 all of Lot No. 48-A on the Plan of Zone Lot Division Lot 48, Royal Hills, Section 1, of record in Plat Book 6250, Page 865, amending the Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BR Real Estate Holdings LLC by Warranty Deed from Annie M. Burns, an unmarried woman, dated 03/22/2018 recorded 03/22/2018, of record in Instrument No. 20180322-0027233, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6250, Page 865, amending the Plat Book 4675, Page 73, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4813, Page 77, Amendment to Restrictive Covenants of record in Book 4895, Page 102, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 4861, Page 517, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3878 Lunn Drive, Nashville, TN 37218
(House Number) (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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S)

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thereto belonging to the said GRANTEE(S), 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), 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 30th day of March 2018.

BR REAL ESTATE HOLDINGS, LLC

Jeremy Resmer
Organizer

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Jeremy Resmer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved himself to be the Authorized Agent of BR Real Estate Holdings, LLC, the bargainor, and who, being authorized to do so, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122