WARRANTY DEED

Bill Garrett Davidson County
Batch# 77047 DEEDWARR
04/06/2018 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20180406-0032784

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/15/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-030299

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary D. Warczak and Jonathan R. Kuhlman	New Owner	
(NAME)	(NAME)	
1033 Monroe Street		081-16-0M-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HELLER INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY D. WARCZAK AND JONATHAN R. KUHLMAN, HEREINAFTER 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1033 Monroe Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170628-0065256 and being shown on Plat attached thereto as Exhibit "B", 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 909 Development Group, LP, an active Tennessee limited partnership by Warranty Deed from Dakota Wind Properties, LLC, an active Tennessee limited liability company of record in Instrument No. 20141218-0115978 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 18, 2014.

Being a portion of the same property conveyed to 909 Development Group, LP, a Tennessee limited partnership by Warranty Deed from Barbara L. Garner and husband, Richard I. Garner of record in Instrument No. 20160927-0101537 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016.

Being a portion of the same property conveyed to 909 Development Group, LP, a Tennessee limited partnership by Quitclaim Deed from 909 Development Group, LP, a Tennessee limited partnership of record in Instrument No. 20170221-0016955 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

Being a portion of the same property conveyed to Heller Investments, LLC, a Tennessee limited liability company by Warranty Deed from 909 Development Group, LP, a Tennessee limited partnership of record in Instrument No. 20170628-0065254 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 28, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further 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, (5) other

matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1033 Monroe Street, Nashville, TN 37208
(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.

Witness my/our hand(s) this the 4th day of April, 2018

Heller Investments, LLC, a Tennessee limited liability company

BY: B-Y Heller

STATE OF Tennessee
COUNTY OF Davidson

On this 4th day of April, 2018, before me personally appeared Brian Heller, president of Heller Investments, 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 4th day of April, 2018.

Deanna L Cooper
Notary Public
Commission Expires 5/13/2020

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

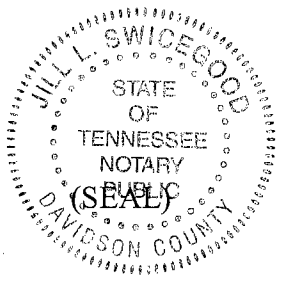
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018

900