WARRANTY DEED

File #18028

Bill Garrett Davidson County
Batch# 80245 DEEDWARR
04/12/2018 02:09:46 PM 2 pgs
Fees: $13.00 Taxes: $788.10

20180412-0034530

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Reinke	new owner	135-08-0B-029.00-CO
(NAME)	(NAME)	
3030 Ned Shelton Unit 221		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GP Luxury, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Reinke, unmarried and Matthew Wahleithner, unmarried, joint tenants,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: with rights of survivorship

Land in Davidson County, Tennessee, being Unit No. 221, on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040210-0016203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to GP Luxury, LLC, a Tennessee Limited Liability Company by Warranty deed from Bay View Venture, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160203-0010571 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 03, 2016

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 3030 Ned Shelton Unit 221, Nashville, TN 37217

(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 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 hand this 5th day of April, 2018.

GP Luxury, LLC, a Tennessee limited liability company

BY: _____ (PWS)
Brandon Jenkins, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Brandon Jenkins**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President** (or other officer authorized to execute the instrument) of **GP Luxury, LLC**, the within named bargainor, **a Tennessee limited liability company**, and that **Brandon Jenkins** as such **President** executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **President**.

Witness my hand, at office, this 5th day of April, 2018.

My Commission Expires: 8.4.20

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-2030