NEW OWNER:

Rachel Ann Marvel
2405B Dowlan Street
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0184 MJ

Map 081 Group 02-0-D Parcel 002.00CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 80328 DEEDWARR
04/12/2018 03:35:24 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63

20180412-0034697

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($299,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RACHEL ANN MARVEL, a single woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 2405B as set forth in Exhibit "B" of DCCRS's on the Plan of Homes at 2405 Dowlan Street, A Horizontal Property Regime with Private Elements and of record in Instrument No. 20160107-0001833, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Charles Greenleaf, a married and William Greenleaf, a married man, dated November 30, 2015, and of record in Instrument No. 20151203-0121829, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2405B Dowlan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **April, 2018**.

TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: James M. Beach
Its: Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid JAMES M. BEACH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that JAMES M. BEACH is the MEMBER of TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within-named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 10th day of **April, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **299,900.00** .

Rachel Ann Manuel

AFFIANT

Sworn to and subscribed to before me this 10th day of **April, 2018.**

Hunter B. Thrasher

NOTARY PUBLIC

My commission expires: 10/26/21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY