Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $503,000.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2018.

Notary Public
My commission expires: 12-9-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey D. Nelson	Ameris Bank	105-11-1A-002.00
1712 B Neal Terrace	1800 Parkway Place, Suite 820	
Nashville, TN 37203	Marietta, GA 30067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Firm, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeffrey D. Nelson and Karita Cesar,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Townhomes at 1712 Neal Terrace, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160810-0083186, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Firm, LLC, a Tennessee limited liability company, by Warranty Deed from Walter R. Dowlen and Jeanine Dowlen, Trustees of the Dowlen Family Trust Dated December 14, 2011, dated August 8, 2016 of record as Instrument No. 20160810-0083159, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1712 B Neal Terrace, Nashville, TN 37203.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Townhomes at 1712 Neal Terrace of record in Instrument No. 20160810-0083186, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (2) Ingress, Egress, and Shared Driveway Easement and Maintenance Agreement of record in Instrument No. 20170929-0099979; (3) Matters shown on the Plan of record in Book 1130, page 4; All of record in the Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 83600 DEEDWARR
04/23/2018 10:02:39 AM 2 pgs
Fees: $13.00 Taxes: $1,861.10

20180423-0037841

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 6th day of April, 2018.

Firm, LLC, a Tennessee limited liability company

By: _____
David P. Singelyn
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **David P. Singelyn, Sole Member of Firm, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** as such **Sole Member**.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of April, 2018.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2018035744

