WARRANTY DEED

Bill Garrett Davidson County
Batch# 85639 **DEEDWARR**
04/27/2018 10:28:05 AM 2 pgs
Fees: $13.00 Taxes: $1,346.80

20180427-0039788

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Barger	New Owner	081-03-0-129.00
(NAME)	(NAME)	
2404 14th Ave North, Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, WE, **Pearl Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Barger, an unmarried man**, 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 all of Unit B, as shown on the Plan of 2404 14th Avenue North Townhomes, and filed as "Exhibit C" and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20170228-0019785, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being a part of the same property conveyed to Pearl Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 02/24/2017 from JMR Investments, LLC and Susan Elizabeth Wismer Campbell, Trustee of the David A. Wismer, Jr. and Mary Ann Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell of record in Instrument 201702280019784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as **2404 14th Avenue North, Unit B, Nashville, TN 37208**
(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 our hands this 24th day of April, 2018.

PEARL PROPERTIES, LLC

P. Thomas Rothrauff

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared P. Thomas Rothrauff with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager - Pearl Properties, LLC, the within named bargainor, and that he as such Manager - Pearl Properties, LLC being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of Pearl Properties, LLC, by the said P. Thomas Rothrauff, Manager.

Notary Public: Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 B Brandies Cr
Murfreesboro, TN ~~37127~~ Ste1
37128