STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett
Batch# 85927
04/27/2018 02:02:32 PM
Fees: $13.00 Taxes: $443.63
Davidson County
DEEDWARR
2 pgs
20180427-0039974

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2018.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1671D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Expansion Real Estate, LLC (NAME)	SAME (NAME)	058-11-0-051.00
705 Trace Glenn Ct. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Carlos Reyes, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Expansion Real Estate, LLC, a Tennessee limited liability company,** 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 Lot No. 48-A on the plan of ZONE LOT DIVISION, LOT 48, ROYAL HILLS, SECTION 1, as shown by plat of record in Plat Book 6250, Page 865, amending the Plat Book 4675, Page 73, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Carlos Reyes from BR Real Estate Holdings, a limited liability company, by Deed dated March 30, 2018, as Instrument No. 2018045-0031980, in the Register's Office for Davidson County, Tennessee.
ALSO BEING the same property conveyed to BR Real Estate Holdings LLC from Annie M. Burns, an Unmarried woman by deed dated March 22, 2018, as Instrument Number 20180322-0027233, in the Register's Office for Davidson County, Tennessee.
FURTHER BEING the same property conveyed to Annie Burns, from Tony Burns by Quitclaim deed dated June 21, 2010, as Instrument Number 20101103-0088107, in the Register's Office for Davidson County, Tennessee.
This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4675, Page 73, Amended in Plat Book 6250, page 865, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 4813, page 77, Book 4895, page 102, Register's Office for Davidson County, Tennessee.
3. Deed of Conveyance (Water Mains) as recorded in Book 4861, page 517, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Carlos Reyes is signed by his duly appointed Attorney-in-fact Carlos I. Reyes, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 3878 Lunn Drive, Nashville, TN 37218.

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. Whenever 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 25th day of April, 2018.

CARLOS REYES

By: Carlos Reyes by Carlos I. Reyes POA
Carlos I. Reyes, Attorney-in-Fact

April 25, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carlos I. Reyes, Attorney-in-Fact for Carlos Reyes, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of April, 2018.

My Commission Expires:_____

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXP. 2-21-19

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066