WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Guillemet	Austin Guillemet	108080B01600CO
(NAME)	(NAME)	Bill Garrett Davidson County
1118 Saunders Avenue	1118 Saunders Avenue	Batch# 87764 **DEEDWARR**
(ADDRESS)	(ADDRESS)	05/03/2018 10:23:00 AM 2 pgs
Madison, TN 37115	Madison, TN 37115	Fees: $13.00 Taxes: $481.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180503-0042220

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **BR Real Estate Holdings, LLC, a limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Austin Guillemet, an unmarried man**, hereinafter called the GRANTEE(S), 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 Unit No. 16 (Lot No. 14), on the Plan of Section 2, Quail Valley, of record in Book 5200, Page 395, as Established by the Master Deed of record in Book 5851, Page 779; Book 5857, Pages 371-372, rerecorded in Book 5857, Page 502; Book 5869, Page 814; amended in Book 5884, Page 534; further amended in Book 6081, Page 130; Book 6903, Page 123; Corrected in Book 9082, Page 873 and resolution in Book 11401, Page 410, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BR Real Estate Holdings, LLC by Warranty Deed from Barbara A. Crabtree recorded in Instrument # 20180502-0041711, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5200, Page 395, in the Register's Office for Davidson County, Tennessee.; (2) Covenants, conditions, easements and restrictions of record in Book 5753, Page 562, re-recorded of record in Book 6003, Page 212, Amendment to Restrictions of record in Book 5955, Page 703, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Covenants, conditions, easements and restrictions of record in Book 5857, Page 371, re-recorded of record in Book 5857, Page 502, re-recorded of record in Book 5869, Page 814; (4) First Supplemental of record in Book 5857, Page 372; (5) Master Deed and Amendment of record in Book 5884, Page 534; (6) Amendment to Master Deed of record in Book 6081, Page 130; (7) Notice of Violation of Master Deed of record in Book 6903, Page 123 and Corrected and Modified Notice of Violation of record in Book 9082, Page 873, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (8) Covenants, conditions, easements and restrictions of record in Book 5851, Page 779, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (9) Deed Restrictions of record in Book 4800, Page 254, in the Register's Office for Davidson County, Tennessee; (9) Old Plat of record in Book 5200, Page 383, in the Register's Office for Davidson County, Tennessee; (10) By-Laws of Quail Valley Condominium Phase II Association of record in Book 5857,

Page 373, in the Register's Office for Davidson County, Tennessee; (11) Common Area Quitclaim Deed of record in Book 5869, Page 110, in the Register's Office for Davidson County, Tennessee; (12) Resolution of Quail Valley Homeowners's Association, Inc., of record in Book 11401, Page 410, in the Register's Office for Davidson County, Tennessee; and (13) Articles of Amendment to the Charter of Quail Valley Homeowners Association, Inc., of record in Book 6371, Page 105 and Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1109 Quail Court W, Nashville, TN 37214

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 _____ day of April, 2018.

BR REAL ESTATE HOLDINGS, LLC

By: _____
Jeremy Resmer, Organizer

State of Tennessee
County of Wilson

On this _____ day of April, 2018 before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jeremy Resmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Organizer of BR Real Estate Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Organizer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Organizer.

_____
Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122