30704-8 Box 14

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0813

Bill Garrett Davidson County
Batch# 88237 **DEEDWARR**
05/04/2018 11:23:12 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20180504-0042777

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2018

Notary Public
Commission Expires: 3-8-22

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jay Christopher Bullie 1309 Monetta Avenue Nashville, TN 37216	Farmington Mortgage, a Div of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	072-10-2E-002.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

SMB Investments, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christina M Bullie and Jay Christopher Bullie, wife and husband

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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1307B of 1307 Monetta Avenue Townhomes, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 1307 Monetta Avenue Townhomes of record in Instrument Number 20170310-0023863, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being the same property conveyed to SMB Investments, LLC by Warranty deed from Jeff Checko of record in Instrument No. 20171106-0113639 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 06, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1309 Monetta Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of May, 2018.

SMB Investments, LLC

By: Michelle Burgess, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Michelle Burgess, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Managing Member of SMB Investments, LLC. the within named bargainor, a corporation, and that she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Managing Member.

Witness my hand and official seal at office this 3 day of May, 2018.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

(Notary Seal)