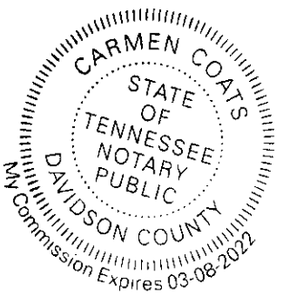
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2018

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Victor C. Bartley	Ameris Bank	070070C00100CO
(NAME)	(NAME)	
1104 Caldwell Avenue	1800 Parkway Place; Suite 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181008

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, I/we, Gerry Holt, married, and Rick Thompson, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Victor C. Bartley, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING UNIT 1012A of 1012 Alice Avenue, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Protective Covenants, Conditions and Restrictions for 1012 Alice Avenue, a Townhouse Planned Unit Development, and By Laws appended thereto, establishing a Horizontal Property Regime of 1012 Alice Avenue, a Townhouse Planned Unit Development, of record in Instrument 20161202-0126480, said Register's Office.

AND BEING a portion of the property conveyed to Gerry Holt and Rick Thompson by Warranty Deed from John F. Smith and wife, Betty J. Smith dated November 30, 2016, and filed of record in Instrument 20161202-0126479, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 89386 **DEEDWARR**
05/07/2018 03:38:39 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20180507-0043673

Subject to Well Rights of record in Book 2494, Page 327, said Register's Office.

Subject to the Right-of-Way of Alice Avenue.

The above described property is not the marital residence of either Grantor named herein.

Unimproved ☐

This is improved ☒ property, known as 1012 A Alice Street, Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of May, 2018

Gerry Holt

Rick Thompson

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gerry Holt and Rick Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of May, 2018.

Notary Public

My Commission Expires:

