Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0311-18

Bill Garrett Davidson County
Batch# 90361 DEEDWARR
05/09/2018 09:56:45 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20180509-0044347

NOTARY PUBLIC STATE OF OHIO

LAWRENCE J STOCK II, Notary Public
In and for the State of Ohio
My Commission Expires, Feb. 4, 2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2018

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Elizabeth Ferrell 2201 D 24th Avenue North Nashville, TN 37208	Elizabeth Ferrell 2201 D 24th Ave North Nashville TN 37208	Map/parcel: 081-02-0K-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

CocoBoo Partnership, a Tennessee Partnership

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Ferrell

HEREINAFTER CALLED THE GRANTEE(S), HER 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 **Unit B,** together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for **"Homes at 2201 24th Avenue North"**, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160510-0046343, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING PART OF the same property conveyed to CocoBoo Partnership, a Tennessee partnership, by Warranty Deed from TBC Development, LLC, a Tennessee limited liability company, dated 12/29/16 and recorded 3/8/17 in Instrument Number 20170308-0022777; and part of the same property previously conveyed to TBC Development, LLC, a Tennessee limited liability company, by Warranty Deed from JRG Properties, LLC, a Tennessee limited liability company, dated 7/23/15 and recorded 7/30/15 in Instrument Number 20150730-0074981, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 2201 D 24th Avenue North Nashville, TN, 37208

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), ITS heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 30th day of April, 2018

CocoBoo Partnership, a Tennessee Partnership

BY: _____
Thomas Chang, Partner

BY: _____
Tara Chang, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Thomas Chang and Tara Chang with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath acknowledged themselves to be the Partners of CocoBoo Partnership and that they as such Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by themselves as Partners

Witness my hand and official seal this 30th day of April, 2018

_____
Notary Public

My Commission Expires: 1-18-22