Bill Garrett Davidson County
Batch# 92592 DEEDWARR
05/15/2018 12:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20180515-0046368

WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$435,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of May, 2018

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kimberly Ingram	UNITED WHOLESALE MORTGAGE	072-11-2D-002.00
2118 Martha Avenue	1414 EAST MAPLE RD.	
Nashville, TN 37216	TROY, MI 48083	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jona Development, LLC, a Tennessee limited liability company, formerly Jona Realty, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly Ingram, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2426 Branch Street, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20161219-0132696, as amended in Instrument Number 20170317-0026447, and being shown on plat attached thereto as Exhibit "B", 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 Jona Realty, LLC, a Tennessee limited liability company from Linella Grimm, by Warranty Deed on May 23, 2014, of record in Instrument Number 20140527-0044961, Register's Office for Davidson County, Tennessee. Jona Development, LLC, a Tennessee limited liability company, formerly Jona Realty, LLC

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan as shown as an Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161219-0132696, as amended in Instrument No. 20170317-0026447, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
- Subject to all matters on Plan of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161219-0132696, as amended in Instrument No. 20170317-0026447, Register's Office for Davidson County, Tennessee.
- Charter of 2426 Branch Street Homeowner's Association, Inc., of record in Instrument No. 20161219-0132696, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2118 Martha Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 11, 2018.

Jona Development, LLC, a Tennessee limited liability company

BY: _____
Andy Maloney, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of May, 2018, before me, appeared **Andy Maloney**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Jona Development, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Andy Maloney**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 11-8-21
NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-3-2021
Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.