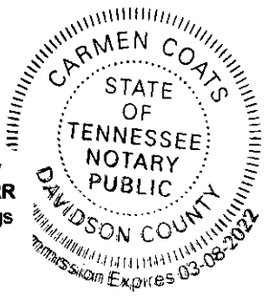
WARRANTY DEED



Bill Garrett Davidson County
Batch# 97227 DEEDWARR
05/25/2018 03:42:15 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180525-0050574

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$370,000.00.**

Affiant

Subscribed and sworn to before me this 24TH day of MAY, 2018

Carmen Coats

Notary Public
My Commission expires:

(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:
Thomas E Ellison	MORTGAGE INVESTORS GROUP	091-05-0X-00100CO
126-A Duluth Avenue	8320 EAST WALKER SPRINGS LN, STE 200	
Nashville, TN 37209	KNOXVILLE, TN 37923	

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, **Jackson Builders, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas E Ellison, un unmarried man and Blake McConnell, an unmarried man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. "A" together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 124 Duluth Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170615-0060069, being shown on Plat attached thereto as Exhibit "D", 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 Jackson Builders, LLC from Howard Lane by Warranty Deed on March 28, 2017, of record in Instrument Number 20170419-0038179, Register's Office for Davidson County, Tennessee.

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 in the estimated amount of $654.69 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 091-05-0X-00100CO, which are not due until 10/1/2018.
- Subject to all matters on the Plan as set out on Exhibit "D" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170615-0060069 Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170615-0060069, Register's Office for Davidson County, Tennessee.
- Charter of Homes at 124 Duluth Townhomes Homeowner's Association, Inc., of record in Instrument No. 20170615-0060069, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 421, Page 25, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **126-A Duluth Avenue, Nashville, TN 37209**

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 23, 2018.

Jackson Builders, LLC, a Tennessee Limited Liability Company

By Roberto Gutierrez, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roberto Gutierrez ,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Member of **Jackson Builders, LLC, a Tennessee Limited Liability Company,** the maker, that he is authorized by the make to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 23, 2018

My commission expires 5.3.2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY