Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0962

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Bill Garrett Davidson County
Batch# 97699 **DEEDWARR**
05/29/2018 02:37:08 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180529-0051041

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2018.

Notary Public
Commission Expires: 12/15/18

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Logan T. Peltier 2640 Pennington Ave Nashville, TN 37216	Franklin Synergy Bank ITSAOA, ATIMA 722 Columbia Ave Franklin, TN 37064	P/O 07211020700

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,

Jackson Valley Land Partners, LLC

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

Logan T. Peltier and Jamie S. Peltier, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 2640, together with common areas, as established by Declaration of Protective Covenants, Conditions and Restrictions for 2638 Pennington Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170515-0048236 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 a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from Scott D. Plemons of record in Instrument No. 20170117-0004906 Register's Office for Davidson County, Tennessee, dated January 13, 2017 and recorded on January 17, 2017.

Being a portion of the same property conveyed to Scott D. Plemons by Warranty deed from Lance Hornbuckle and William E. Farmer of record in Instrument No. 20040204-0013831 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 04, 2004.

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: 2640 Pennington Ave, 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 23rd day of May, 2018.

Jackson Valley Land Partners, LLC

By: Douglas Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Jackson Valley Land Partners, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 5 6 19

(Notary Seal)

