WARRANTY DEED

Bill Garrett Davidson County
Batch# 99789 DEEDWARR
06/04/2018 11:22:53 AM 2 pgs
Fees: $13.00 Taxes: $3,048.34

20180604-0052938

J-NP-18-1807-H

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $823,875.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian C. Drolet and Margaret V. Maclin	**New Owner**	
(NAME) **1807 Capers Ave.**	(NAME)	**104-08-0P-004.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN C. DROLET AND MARGARET V. MACLIN, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit 4, COMMODORE CAPERS TOWNHOMES, as established under Master Deed of record in Instrument No. 20030811-0114231, as amended at Instrument Nos. 20071121-0136450 and 20160108-0002027, in the Register's Office, DAVIDSON County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nashville Partners, GP, a Tennessee general partnership, by Quit Claim Deed from JGLAC, GP, a Tennessee general partnership, of record in Instrument No. 20160204-0011080, in the Register's Office of Davidson County, Tennessee, dated February 02, 2016 and recorded on February 04, 2016.

Being the same property conveyed to Nashville Partners, GP, a Tennessee general partnership, by Quit Claim Deed from Commodore Capers Townhomes Owner's Association, Inc., of record in Instrument No. 20160517-0049340, in the Register's Office of Davidson County, Tennessee, dated April 27, 2016 and recorded on May 17, 2016.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing COMMODORE CAPERS TOWNHOMES Condominium of record inInstrument No. 20030811-0114231, in the Register's Office of Davidson County, Tennessee , as amended by instrument(s) of record in Instrument Nos. 20071121-0136450 and 20160108-0002027, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.
- Attorney's Certificate of record at Instrument No. 20030811-0114230, in the Register's Office of Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage, recorded in Instrument No. 20031212-0178266, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1807 Capers Ave., Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 31st DAY OF MAY, 2018.

Nashville Partners GP

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for NASHVILLE PARTNERS GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE PARTNERS GP, the within named bargainor, a partnership, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2018.

Candis A. Thornton
Notary Public
My Commission Expires: 7-5-21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212