WARRANTY DEED

Bill Garrett Davidson County
Batch# 100527 DEEDWARR
06/05/2018 09:56:37 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20180605-0053536

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $345,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2018.

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:
Timothy Grant Stoddart	new owner	061-03-0C-002.00CO
1020-B Joyce Lane		
Nashville, TN 37216		

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, **Lilley TN Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Timothy G., Stoddart**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, as established by the Declaration of Covenants, Conditions and Restrictions for 1020 Joyce Lane Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20170227-0019019, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Torque Development Group, LLC, by deed from Michael W. Boyd, of record in Instrument Number 20170130-0009414, dated January 25, 2017, Register's Office for Davidson County, Tennessee. Further conveyed to Lilley TN Properties, LLC, a Tennessee Limited Liability Company from Torque Development Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed on March 3, 2017, of record in Instrument Number 20170307-0022520, 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 for County and subsequent years.
- Subject to all matters on the Plan as set out on Exhibit "C" to the Master Deed of record in Instrument No. 20170227-0019019, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170227-0019019, Register's Office for Davidson County, Tennessee.
- Charter of 1020 Joyce Lane Townhomes of record in Instrument No. 20170308-0022745, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 1835, Page 84, 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 element.

This is improved property known as: **1020-B Joyce Lane, 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 31, 2018.

Lilley TN Properties LLC, a Tennessee Limited Liability Company

By : Katherine Lilley, authorized member

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Katherine Lilley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon oath acknowledged that she is the authorized member of Lilley TN Propeties, LLC, a Tennessee Limited Liabilty Company, the maker that she is authorized by the maker to execute the within instrument on its behalf, and who acknowedged that she executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2018

My commission expires May 30, 2022

Notary Public

ANDREA MARTINEZ NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA MAY 30, 2022