WARRANTY DEED



Bill Garrett Davidson County
Batch# 105473 DEEDWARR
06/18/2018 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20180618-0058104

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$100,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 14th day of June, 2018

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(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:
Jeffrey Tyler Barnes	Jeffrey Barnes	051150A00700CO
420 Walton Lane Apt B7	911 Contessa Dr.	
Madison, TN 37115	Murfreesboro, TN 37128	

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, **Georgia Community Investments, LLC**, a Georgia Limited Liability Company, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey Tyler Barnes**, their 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 No. B7 as shown on Plat of Quail Creek, as of record in Plat Book 6328, Pages 89-93, in the Register's Office for Davidson County, Tennessee, as (collectively, the "Plat") and more particularly described in the Master Deed for the Quail Creek Condominiums of record in Book 6328, Page 44, said Register's Office with all fixtures , appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Jackie D. Freeman from Paul D. Page by Warranty Deed on February 5, 2003, of record in Instrument Number 20030207-0017423, Register's Office for Davidson County, Tennessee. Report of Sale in Quail Creek Homeowner's Association VS. Jackie D. Freeman, Et Al, (whereas property was sold to GEORGIA COMMUNITY INVESTMENTS, LLC,) of record in Instrument Number 20180206-0012133, Register's Office for Davidson County, Tennessee. Further conveyed to Georgia Community Investments, LLC from MARIA M. SALAS, CLERK AND MASTER OF THE CHANCERY COURT AT NASHVILLE, FOR DAVIDSON COUNTY, TENNESSEE by Deed on May 30, 2018, of record in Instrument Number 20180531-0051878, 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 as shown on the Plan of record in Plat Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6328, Page 44 and Instrument Numbers 20170215-0015757 and 20161101-0115160, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6340, Page 410, Register's Office for Davidson County, Tennessee.

This is improved property known as: **420 Walton Lane Apt B7, Madison, TN 37115**

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 June 14, 2018.

Georgia Community Investments, LLC
a Georgia limited liabiity company

By:Charles Walker, Member

By: Jon Johnson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Walker and Jon Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are the authorized members of Georgia Community Investments, LLC, a Georgia Limited Liability Company, the maker, that they are authorized by the maker to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of June, 2018.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
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.

Notary's Signature

My commission expires: 5-3-2021

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