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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

Subscribed and sworn to before me this 13th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON WILLIAMSON COUNTY, TN DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 105984 DEEDWARR
06/18/2018 03:28:04 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20180618-0058551

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Francis	First Bank	072-06-11
(NAME)	(NAME)	(MAP)
1017 A Elvira Ave	318 Seaboard Lane #205	-005.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216	Franklin TN 37067	
(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, I/we, Chris Thomas Homes LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Christopher M. Francis and Melissa S. Francis, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 5 of Homes at 1015 & 1017 Elvira, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1015 & 1017 Elvira, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160523-0051693, amended in Instrument No. 20161230-013743, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Chris Thomas, married by Warranty Deed from Josephine Phelps, married, of record in Instrument No. 20150429-0038099, and a portion of the same property conveyed to Chris Thomas Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Chris Thomas, married, of record in Instrument No. 20160721-0075107 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1017 A Elvira Ave, Nashville, Tennessee 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 do 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 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 13th day of June, 2018.

Chris Thomas Homes LLC

By: _____

Chris Thomas, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Thomas, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member of Chris Thomas Homes, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Chris Thomas, as such Sole Member.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of June, 2018.

_____

Notary Public

My Commission Expires: 10/3/21

