WARRANTY DEED

Bill Garrett Davidson County
Batch# 107076 DEEDWARR
06/21/2018 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20180621-0059843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Kaylea Crabbe	F&M Bank	072 13 0Y 002.00
(NAME)	(NAME)	
1300 Douglas Ave., Unit B	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Calvin W. Bivings Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kaylea M Crabbe, an unmarried woman**, 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:

Unit B of the 1300 Douglas Avenue Townhomes as shown in the Declaration of Covenants, Conditions, and Restrictions for 1300 Douglas Avenue Townhomes, a horizontal property regime with private elements and no general common elements of record in Instrument No. 201703270029225 as amended in Instrument No. 201805040042745, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Calvin W. Bivings Builder, LLC, a Tennessee limited liability company by Warranty Deed from Titan Investments, LLC, dated March 24, 2017 and recorded March 27, 2017 as Instrument No. 20170327-0029224, in said Register's Office for Davidson County, Tennessee.

Carol A. Bivings and Carole A. Bivings being one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1300 Douglas Ave., Unit B, Nashville, TN 37206

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, has 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 our hands this 20 day of June, 2018

Calvin W. Bivings Builders, LLC

BY: _____
Calvin W. Bivings
Chief Manager

BY: Carol A Bivings
Carol A. Bivings
Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Calvin W. Bivings and Carol A. Bivings, 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 Chief Manager and Secretary, respectively, of Calvin W. Bivings Builders, LLC, the within named bargainor, and that they as such Chief Manager and Secretary, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 of June, 2018.

_____
Notary Public
My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-184392SSO

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY