Bill Garrett Davidson County
Batch# 107321 DEEDWARR
06/22/2018 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20180622-0060174

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1237

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

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

Notary Public
Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew F. Solinger 1510 B Wendell Avenue Nashville, TN 37206	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	073-13-0U-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jackson Valley Land Partners, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew F. Solinger and Emily R. Solinger,husband and wife

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:

Land in Davidson County, Tennessee, being Unit B, on the plan of 1510 Wendell Cottages, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, pursuant to the Horizontal Property Act of the State of Tennessee, codified at Tenn. Code Ann. 66-27-101 through 123, and being set out in Declaration of Protective Covenants, Conditions and Restrictions, of record in Instrument No. 20171109-0115730, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, including the plat which is set out as Exhibit "B", and the By-Laws of 1510 Wendell Cottages Owners Association, Inc., as set out as Exhibit D, of Instrument No. 20171109-0115730, aforesaid Register's Office.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from Margaret Elaine Word of record in Instrument No. 20170821-0085776 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 21, 2017. (Value or consideration as shown in aforementioned deed $240,000.00.) Being also known as 1510 B Wendell Avenue Nashville, TN 37206.

Being a portion of the same property conveyed to Margaret Elaine Word by Quitclaim deed from James Glen Word of record in Book 11067, page 96 Register's Office for Davidson County , Tennessee, dated July 28, 1998 and recorded on August 14, 1998.

Being the same property conveyed to James G. Word by Cash deed from Secretary of Housing and Urban Development of record in Book 8338, page 574, Register's Office for Davidson County, Tennessee, dated April 23, 1991 and recorded on April 26, 1991.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1510 B Wendell Avenue, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of June, 2018.

Jackson Valley Land Partners, LLC

By: Douglas Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Jackson Valley Land Partners, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)



Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY