# WARRANTY DEED

Bill Garrett Davidson County
Batch# 109802 DEEDWARR
06/28/2018 10:16:51 AM 2 pgs
Fees: $13.00 Taxes: $1,572.13

20180628-0062400

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

File No. RW0004126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Justin Lafferty and Jennifer Lafferty | new owners | Part of 090-12-0-254.00 |
| (NAME) | (NAME) | |
| 607 B Croley Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **BS Partners, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Leanne Lafferty and Justin Corey Lafferty, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 of the 607 A & B Croley Townhomes, a horizontal property regime (P.U.D.), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established. by a Declaration of Covenants, Conditions and Restrictions for 607 A & B Croley Townhomes of record in instrument No. 20170227-0019160, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the plan of 607 A & B Croley Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20170227-0019160, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.**

**Being a portion of the same conveyed to BS Partners, LLC by Warranty deed from Nora A. Sullivan, unmarried of record in Instrument No. 20160713-0071769 Register's Office for Davidson County, Tennessee, dated July 11, 2016 and recorded on July 13, 2016.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 607 B Croley Drive, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

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 hand this 25th day of June, 2018.

BS Partners, LLC

Nicholas Baker, Authorized Member

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Nicholas Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Member of BS Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Member.

Witness my hand this 25th day of June, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022

MEGAN MENKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206