Bill Garrett Davidson County
Batch# 110170 DEEDWARR
06/28/2018 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180628-0062570

#34316

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

R-VRES-18-116

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Slavina B. Goleva and Douglas M. Shaw	FirstBank	
(NAME) **116 W Mill Drive**	(NAME) 318 Seaboard Lane, Suite 205	**091-06-0M-090.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) 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, **JEREMY E. NOEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SLAVINA B. GOLEVA, AN UNMARRIED WOMAN and DOUGLAS M. SHAW, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 90 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 as supplemented in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193 and Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 as supplemented in Instrument No. 20150424-0036748, and Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jeremy E. Noel, a single person by Warranty deed from Craighead Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160623-0063968 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 23, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for West Mill Townhomes, a Horizontal Property Regime With Private Elements, with By-Laws appended thereto, of record in Instrument Number 20141223-0117663, as supplemented in Instrument Numbers 20150424-0036748, 20150929-0098582, 20151218-0127193 and 20151218-0127350, Register's Office for Davidson County, Tennessee.
- Plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663, as supplemented in Instrument No. 20150424-0036748 and Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Numbers 20140824-0076274, 20141219-0116173, 20141219-0116216 and 20151125-0119709, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument Number 20140821-0076262, in the Register's Office for Davidson County, Tennessee.
- Dedication of Conveyance of Easement to City of Nashville of record in Book 1939, Page 214, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **116 W Mill Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF JUNE, 2018.

Jeremy E. Noel

Patrick Custer, spouse of Jeremy E. Noel, hereby joins in this conveyance and does transfer and convey any and all marital interest Patrick Custer may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY E. NOEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK CUSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

