WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2018.

Notary Public

COMMISSION EXPIRES: 1/6/20

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 111133 **DEEDWARR**
06/29/2018 03:53:59 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20180629-0063430

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	081074G00200CO
Sebastian Joyce and Jonathan Joyce	new owner	
(NAME)	(NAME)	
1924 B 14th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, WE, **Pearl Properties LLC Inc., a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Joyce, an unmarried man and Sebastian Joyce, a married man as tenants in common with right of survivorship,** 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 Townhomes at 1924 14th Avenue North as shown in the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 1924 14th Avenue North, a horizontal property regime with private elements and no general common elements of record as in Instrument No. 201709280099343, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Pearl Properties, LLC by Deed dated July 15, 2016 from Pichoslap Development Company, LLC, recorded July 19, 2016, in Instrument Number 201607190074437, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

____ Unimproved

X This is Improved property, known as 1924 B 14th Avenue (House Number) (Street) (P.O. Address) Nashville (City or Town) 37208 (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RR-18-1924B

File No.: 111-18
Warranty Deed Individual LES rev. 06-2018

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 our hands this 26th day of June, 2018.

Pearl Properties LLC Inc.,
a Tennessee limited liability company
By: Ernest D. Bennett, III Authorized Agent

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Ernest D. Bennett, III Authorized Agent for Pearl Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he in his capacity as Authorized Agent, executed the within instrument as the limited liability company's free act and deed for the purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2018.

Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019