WARRANTY DEED

Bill Garrett Davidson County
Batch# 111811 DEEDWARR
07/02/2018 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,060.98
20180702-0064121

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chase Thomas Martinez	SAME	149-02-O-074.00
(NAME)	(NAME)	
2553 Oak Forest Drive	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, **BR Real Estate Holdings, LLC, a limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chase Thomas Martinez**, hereinafter called the GRANTEE(S), 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 all of Lot No. 55 on the Plan of Oakwood Subdivision, Phase Two, Section One, of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BR Real Estate Holdings, LLC by Warranty Deed from Antoinette Bolden and John D. Bolden, or record in Instrument #20180214-0014513, Register's Office for Davidson County, Tennessee;

Subject to: All matters shown on the plat of record in Plat Book 7900, Page 126, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7981, Page 478, Instrument of Correction of record in Book 8313, Page 17, Instrument of Correction of record in Book 9237, Page 1, Fist Amendment to Declaration of record in Book 8038, Page 838, Second Amendment to Declaration of record in Book 9781, Page 987, Book 10650, Page 785, Supplemental Declaration of record in Book 8191, Page 323, Correction Supplemental of record in Book 8191, Page 324, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 4411, Page 243, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5612, Page 255, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6269, Page 197, Book 6298, Page 582, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 7715, Page 152, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Oakwood Homeowners Association of record in Book 7954, Page 508, Instrument of Correction of record in Book 8013, Page 624, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Oakwood Homeowners Association of record in Book 7981, Page 474, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2553 Oak Forest Drive, Antioch, TN 37013

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

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), 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), 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 29th day of June, 2018.

BR REAL ESTATE HOLDINGS, LLC

Jeremy Resmer
Managing Member

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jeremy Resmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Authorized Agent of BR Real Estate Holdings, LLC, the within named bargainor, a limited liability company and that he as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Jeremy Resmer, Authorized Agent.

Notary Public
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

201807020064121

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, Cassie Lovvorn, 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

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 03/03/2019