RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810702

Bill Garrett Davidson County
Batch# 112289 DEEDWARR
07/03/2018 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20180703-0064416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 2nd day of ~~June~~ July, 2018.

NOTARY PUBLIC

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Colley 911A Marilyn Road Nashville, TN 37209	Same address as new owner	091 06 3C 001.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Two Thousand and 00/100 Dollars ($362,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **LARA ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KATE COLLEY, A SINGLE WOMAN**, hereinafter called the Grantees, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown in Declaration Establishing a Horizontal Property Regime for 911A-911B Marilyn Road Townhomes, along with the By-Laws and Charter establishing 911A-911B Marilyn Road Townhomes Homeowners Association, all appearing of record at Instrument #20170330-0031058, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lara Estates, LLC, by Warranty Deed from Brenda Lee Roberts, an unmarried woman, dated 1/23/2017, recorded 1/25/2017, of record in Instrument No. 20170125-0008186, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on Declaration Establishing a Horizontal Property Regime for 911A-911B Marilyn Road Townhomes, along with the By-Laws and Charter establishing 911A-911B Marilyn Road Townhomes Homeowners Association, all appearing of record at Instrument #20170330-0031058; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee;

and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, her heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 28th day of June, 2018.

LARA ESTATES, LLC

BY: _____

ITS: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of June, 2018, before me, appeared Semih Gulertip., to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is an authorized agent of Lara Estates, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Lara Estates, LLC, and said officer acknowledged said instrument to be the free act of deed of said Lara Estates, LLC.

WITNESS my hand and seal, this the 28th day of June, 2018.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/2020.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER