WARRANTY DEED

Bill Garrett Davidson County
Batch# 112923 **DEEDWARR**
07/05/2018 03:45:53 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20180705-0065330

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-030

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maricela Jacobo, an unmarried woman	USAA Federal Savings Bank	081-02-2D-001.00-CO
(NAME) 2418 24th Avenue North	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37208	(ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **MARCH DEVELOPMENTS, LLC, A TENNESSEE MEMBER-MANAGED LIMITED LIABILITY COMPANY,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **MARICELA JACOBO, AN UNMARRIED WOMAN,** 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:

A certain unit located in Davidson County, Tennessee, being Unit No. A of Homes At 2418 24th Avenue North, A Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restriction establishing Homes At 2418 24th Avenue North, A Horizontal Property Regime With Private Elements of record in Instrument Number 20171011-0104238 as amended in Instrument No. 20180628-0062807, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to March Developments, LLC, a Tennessee Member-Managed limited liability company by Warranty deed from Tracey Lynn Wilson, unmarried of record in Instrument No. 20171002-0100448 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 2, 2017.

unimproved ☐
This is improved ☒ property, known as 2418 24th Avenue North, Nashville, TN 37208
(House No.) (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 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 2nd day of July, 2018.

March Developments, LLC, a Tennessee Member-Managed
limited liability company

BY: * Sean Davidson
Sean Davidson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean Davidson, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of March Developments LLC the within named bargainer, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Sean Davidson as such Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of July, 2018.

Jennifer D. Stacey
Notary Public



My Commission Expires: 10/31/21