Bill Garrett Davidson County
Batch# 115645 DEEDWARR
07/12/2018 10:48:58 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20180712-0067482

Warranty Deed

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this the 6th day of July, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brooke Bollea	Same	
112 Cedar Place Bend		114-15-0A-023.00-CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELDE GUERRIER AND DELISA MATTOX-GUERRIER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROOKE BOLLEA, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit No. 23, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register' s Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Century Investment Partners Inc, f/k/a Century Commercial Real Services, Inc. a Tennessee corporation of record in Instrument No. 20160205-0011402 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on February 05, 2016.

Being the same property conveyed to Elde Guerrier and DeLisa Mattox-Guerrier, husband and wife by Special Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160915-0097113 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 15, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 112 Cedar Place Bend, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of July, 2018.

Elde Guerrier

DeLisa Mattox-Guerrier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elde Guerrier and DeLisa Mattox-Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021