WARRANTY DEED

Bill Garrett Davidson County
Batch# 116378 DEEDWARR
07/13/2018 02:32:51 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180713-0068320

B-GAMI-18-0909B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Jackson Coursey	**Franklin Synergy Bank**	
(NAME)	(NAME)	
909B Marilyn Road	**722 Columbia Avenue**	**091-06-3B-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Franklin, TN 37064**	
(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 consideration, the receipt of which is hereby acknowledged, **GAMI PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKSON COURSEY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, of 909 Marilyn Road Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 909 Marilyn Road Cottages, of record in Instrument No. 20161220-0133514, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion the same property conveyed to Michael A. Schwabe and wife, Nancy D. Schwabe by Installment Deed from Henry H. Carpenter and wife, Elsie P. Carpenter of record in Book 10247, Page 205, Register's Office for Davidson County, Tennessee, dated November 01, 1996 and recorded on November 04, 1996. Final Judgment of Divorce recorded on August 06, 2001 in Instrument No. 20010806-0083782, wherein property is conveyed to Nancy D. Schwabe.

Being a portion of the same property conveyed to GAMI Partners, GP, a Tennessee General Partnership by Warranty Deed from Nancy Carpenter, unmarried (FKA Nancy D. Schwabe) of record in Instrument No. 20161103-0116289 Register's Office for Davidson County, Tennessee, dated November 01, 2016 and recorded on November 03, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 17, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161220-0133514, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20161229-0136648, in the Register's Office for Davidson County, Tennessee.
- Restriction of record in Book 2399, Page 441, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20161103-0116289 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909B Marilyn Road, Nashville, Tennessee 37209**.

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), their heirs and 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), 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 my/our hand(s) this the 29th DAY OF JUNE, 2018.

Gami Partners, GP, a Tennessee General Partnership

Luka Milicevic

D & J Properties of Tennessee, LLC
Partner

BY: _____
Jeff Gaw, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luka Milicevic, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of June, 2018.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of June, 2018, before me personally appeared Jeff Gaw, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of GAMI PARTNERS, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of GAMI PARTNERS, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 29th day of June, 2018.

_____
Notary Public
My Commission Expires:

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212