This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 116542 DEEDWARR
07/16/2018 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20180716-0068619

ADDRESS NEW OWNER:
Shona M. Paul
1709 Third Avenue North
Nashville, TN 37208

SEND TAX BILL TO:
First Community Mortgage Inc
262 Robert Rose Drive Ste 101
Murfreesboro TN 37129

MAP/PARCEL 082-05-0Y-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Double Sun Construction, LLC, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Shona M. Paul, an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 1709B, as established in Declaration of Covenants, Conditions and Restrictions for 1709 3rd Ave N Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 2016102-00110877, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Double Sun Construction, LLC, a Tennessee limited liability company by Warranty deed from Yutien Terry Wang of record in Instrument No. 20161017-0109149 Register's Office for Davidson County, Tennessee, dated October 11, 2016 and recorded on October 17, 2016.

This is improved property known as: **1709 Third Avenue North, Nashville, Tennessee 37208**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given ___ day of July, 2018.

WITNESS MY HAND on this the 11 day of July, 2018

Double Sun Construction, LLC, a limited liability company

By: David Robinson, Member

By: Mark Hudson, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Member of Double Sun Construction, LLC, and that as such David Robinson being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.
Witness my hand and official seal at office of Legends Title Services on this the 11 day of June, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Hudson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Member of Double Sun Construction, LLC, and that as such Mark Hudson being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.
Witness my hand and official seal at office of Legends Title Services on this the 11 day of July, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $499,900.00.

AFFIANT

Subscribed and sworn to before me this the 11 day of July, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

