Bill Garrett Davidson County
Batch# 116705 DEEDWARR
07/16/2018 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20180716-0068885

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

B-RE-18-1015

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)
JCG Holdings, LLC	New Owner	
(NAME)	(NAME)	**105-01-0P-003.00-CO**
502 Midway Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **1015 12TH AVE.SO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JCG HOLDINGS, LLC,** 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 No. C of 1015 12th Avenue Townhomes, as recorded in Exhibit "B" to the Declarations of Covenants, Conditions and Restrictions for 1015 12th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20150407-0030360, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description, together with their percentage interest in the common elements

Being the same property conveyed to Juan Reyes by Warranty deed from DC Nashville Real Estate II, LLC of record in Instrument No. 20160817-0085666 Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on August 17, 2016.

Being the same property conveyed to 1015 12th Ave.SO., LLC by Quitclaim deed from Juan Reyes of record in Instrument No. 20170831-0089730 Register's Office for Davidson County, Tennessee, dated August 24, 2017 and recorded on August 31, 2017.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 61, as amended in Instrument No. 20151006-0101839 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Gulch View, of record in Instrument No. 20160204-0010828, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for 1015 12th Avenue Townhomes, of record in Instrument No. 20150407-0030360, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4575, Page 964, in the Register's Office for Davidson County, Tennessee.
- Charter for Gulch View Homeowners Association, Inc. of record in Instrument No. 20160216-0014184, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150120-0005137, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility of record in Instrument No. 20150309-0019722, 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: **1015 12th Ave S. #C, Nashville, Tennessee 37203**.

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 13th DAY OF JULY, 2018.

1015 12th Ave.SO., LLC

BY: _____

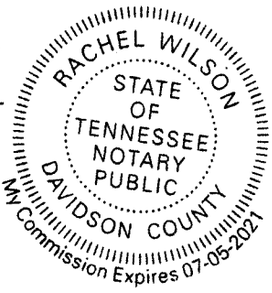
Ryan Lux
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN LUX, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 1015 12TH AVE.SO., LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of July, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

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)

