Bill Garrett Davidson County
Batch# 118025 DEEDWARR
07/18/2018 01:02:47 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20180718-0070040

RRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$359,900.00.**

Affiant

Subscribed and sworn to before me this 13th day of July, 2018.

Notary Public
My Commission expires: May 22, 2019
(Affix Seal)

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-44685

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicholas Petersen	New Owner	072-10-4D-002.00CO
1402-A Otay Street		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jona Realty, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas Petersen, a single man, and Joshua Carrelo-Mendez, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1402 Otay Street, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20170317-0026450, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Jona Realty, LLC, a Tennessee limited liability company from Sheila Lyman, Henry L. Huddleston by Warranty Deed on September 26, 2016, of record in Instrument Number 20160928-0102510, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on the Plan as set out on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170317-0026450, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160317-0026450, Register's Office for Davidson County, Tennessee.
- Charter of 1402 Otay Street Owner's Association, Inc., of record in Instrument No. 20170317-0026450, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 547, Page 32, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1402-A Otay Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 13, 2018.

Jona Development, LLC, a Tennessee limited liability company

By Sara Jones, Member

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of July, 2018, before me, appeared **Sara Jones**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Member of **Jona Development, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Sara Jones**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/18