Bill Garrett Davidson County
Batch# 120543 DEEDWARR
07/25/2018 10:36:30 AM 4 pgs
Fees: $23.00 Taxes: $754.80
20180725-0072471

WARRANTY DEED

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 10/13/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kacey Taylor	Pinnacle Bank	135120B03700CO
(NAME)	(NAME)	
2086 Nashboro Boulevard	150 3rd Ave. South,#900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37201	
(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 considerations, the receipt of which is hereby acknowledged, I/we CCF, LLC, , a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kacey Taylor, an unmarried woman and Thomas Austin Basile, an unmarried man , joint tenants with right of surviorship hereinafter called the GRANTEE(S), his/her/their 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 37 on the Plan of Nashboro Village-Tract 7, of record in Plat Book 4660, Page 156 and amended in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CCF, LLC by Quitclaim Deed from Timothy Grable and wife, Therese Grable dated September 29, 2008 and recorded October 07, 2008 of record in Instrument No. 200810070101706 and Deed of Correction recorded as Instrument No. 20081105-0110298 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy L. Grable and wife, Therese E. Grable by Warranty Deed from Wells Fargo Bank, N.A dated September 26, 2008 and recorded October 07, 2008 of record in Instrument No. 200810070101704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 4660, Page 156 and amended in Plat Book 11700, Pages 49 and 50, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 11703, Page 520, First Amendment recorded as Instrument No.20000316-0027171, Register's Office for Davidson County, Tennessee,, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or

national origin.
Covenants, conditions, restrictions and easements, if any, recorded as Book 4827, Page 14, First Amendment recorded as Book 5469, Page 840, Supplement recorded as Book 7751, Page 907, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, restrictions and easements, if any, recorded as Book 11703, Page 581, First Amendment recorded as Instrument No. 20000627-0063887 Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement recorded in Book 8870, Page 887 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 4868, Page 74 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 4254, Page 410 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 4460, Page 149 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 4815, Page 425 in the Register's Office of Davidson County, Tennessee.
Cable Television Easement and Maintenance Agreement, including terms and conditions thereof as recorded in Instrument No. 200010120101575.
Quitclaim deed to Fairway Pointe Homeowners Association, Inc recorded as Instrument No. 200010100100360, in the Register's Office for Davidson County, Tennessee.
Charter of Nashboro Village Homeowners Association recorded as Book 4828, Page 834 in the Register's Office of Davidson County, Tennessee.
Charter of Fairway Pointe Homeowners Association recorded as Book 11703, Page 518 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2086 Nashboro Boulevard, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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 hands this 20th day of July, 2018 .

CCF LLC

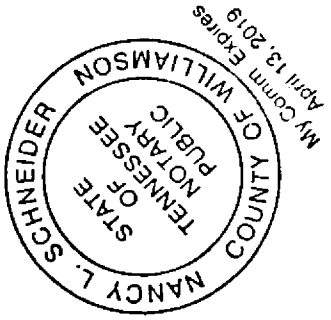
By: _____
Timothy Grable, Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Timothy Grable, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Chief Manager of CCF, LLC and that he/she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself/herself as Chief Manager.

WITNESS my hand and seal this 19 day of July, 2018.

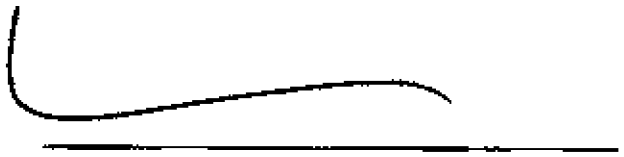
Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

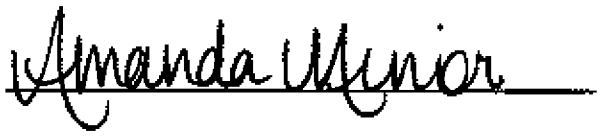
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

