PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
210 WEST END AVE

WARRANTY DEED

Bill Garrett Davidson County
Batch# 120560 DEEDWARR
07/25/2018 10:59:45 AM 2 pgs
Fees: $13.00 Taxes: $2,855.50

20180725-0072502

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $771,755.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2018

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Cristen D. Piper	Symmetra Mortgage Corp.	131021C00200CO
(NAME)	(NAME)	
1939B Kimbark Drive	PO Box 2868	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Columbus, Ga 31902-2868	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180922

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Volunteer Builders, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Cristen D. Piper**, hereinafter called the GRANTEES, their heirs and 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 B of 1939 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1939 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171013-0105025, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 1939 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 20171013-0105025, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Volunteer Builders, LLC, a Tennessee limited liability company by deed from Moseley Partners, a Tennessee general partnership, dated July 31, 2017, of record in Instrument No. 20170802-0078576, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1939B Kimbark Drive, Nashville, TN 37215
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of July, 2018

Volunteer Builders, LLC

BY: _____
Gabriel Nies, Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gabriel Nies, 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 Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 18th of July, 2018.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

