WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 25, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES:

(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
Dylan Marks	New Owner	108 08 0B 016.00
(NAME)	(NAME)	
1109 Quail Court, Unit W		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 120914 DEEDWARR
07/25/2018 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $606.80
20180725-0072680

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 Austin Guillemet, a single man, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Dylan Marks, an unmarried person, hereinafter called the GRANTEE(S), his 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 No. 16 (Lot No. 14), on the Condominium Site Plan, Lots 7, 8, 9, 10, 11, 12, 13, 14 & 15" of Section 2, Quail Valley, of record in Book 5200, Page 395, as Established by the Master Deed of record in Book 5851, Page 779; Book 5857, Pages 371-372, rerecorded in Book 5857, Page 502; Book 5869, Page 814; amended in Book 5884, Page 534; further amended in Book 6081, Page 130; Book 6903, Page 123; Corrected in Book 9082, Page 873 and resolution in Book 11401, Page 410, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Austin Guillemet, an unmarried man by Warranty Deed from BR Real Estate Holdings, LLC, a limited liability company, dated 04/2018, recorded 05/03/2018, of record in Instrument No. 20180503-0042220, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Book 5200, Page 395, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, restrictions and easements, if any, of record in Book 5753, Page 562 and rerecorded in Book 6003, Page 212, Amendment to Restrictions of record in Book 5955, Page 703, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Covenants, conditions, restrictions and easements, if any, of record in Book 5851, Page 779; (4) Master Deed of Quail Valley Phase II Condominiums of record in Book 5857, Page 371 and re-recorded in Book 5857, Page 502 and re-recorded in Book 5869, Page 814; (5) Master Deed and Amendment of record in Book 5884, Page 534, Amendment to Master Deed of record in Book 6081, Page 130; (6) First Supplemental - Quail Valley Phase II Declaration of record in Book 5857, Page 372, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (6) Building set back requirements, option to purchase Deed Restrictions contained in Warranty Deed of record in Book 4800, Page 254, in the Register's Office for Davidson County, Tennessee; (7) Old Plat of record in Book 5200, Page 383, in the Register's Office for Davidson County, Tennessee; (8) By-Laws

of Quail Valley Condominium Phase II Association of record in Book 5857, Page 373, in the Register's Office for Davidson County, Tennessee; (9) Common Area Quit Claim Deed contained in Warranty Deed of record in Book 5869, Page 110, in the Register's Office for Davidson County, Tennessee; (10) Notice of Violation of Master Deed and Nonacceptance of record in Book 6903, Page 123; (11) Corrected and Modified Notice of Violation of record in Book 9082, Page 873, in the Register's Office for Davidson County, Tennessee; (12) Resolution of Quail Valley Homeowner's Association, Inc., of record in Book 11401, Page 410, in the Register's Office for Davidson County, Tennessee; (13) Articles of Amendment to the Charter of Quail Valley Homeowners Association, Inc., of record in Book 6371, Page 105, in the Register's Office for Davidson County, Tennessee; (13) 13. Articles of Amendment to the Charter of Quail Valley Homeowner's Association, Inc., of record in Book 7872, Page 35, in the Register's Office for 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 ☒ 1109 Quail Court, Unit W, Nashville, TN 37204

(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 24th day of July, 2018.

Austin Guillemet

State of Tennessee

County of Wilson

Personally appeared before me Austin Guillemet, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2018.

Notary Public:

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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.

Penny Y. Ray
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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019