WARRANTY DEED

Bill Garrett Davidson County
Batch# 128982 **DEEDWARR**
08/14/2018 03:33:06 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180814-0080400

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$370,000.00.**

Affiant

Subscribed and sworn to before me this 10 day of August, 2018.

Notary Public
My Commission expires:
(Affix Seal)

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:
Kalei J. Ellsmore	new owner	091-05-X-00200CO
126 B Duluth Avenue		
Nashville, TN 37209		

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, **Jackson Builders, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kalei J. Ellsmore, a single woman** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. "B" together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 124 Duluth Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170615-0060069, being shown on Plat attached thereto as Exhibit "D", 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 Jackson Builders, LLC by Warranty Deed from Howard Lane dated March 28, 2017, filed for record on April 19, 2017 in Instrument No. 20170419-0038179, 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 for Map & Parcel 091050X00200CO.
- All matters on the Plan as set out on Exhibit "D" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170615-0060069, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170615-0060069, Register's Office for Davidson County, Tennessee.
- Charter of Homes at 124 Duluth Townhomes Homeowner's Association, Inc., of record in Instrument No. 20170615-0060069, Register's Office for Davidson County, Tennessee.
- All matters on Plan of record in Plat Book 421, Page 25, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; subject to rights of others in and to the common areas and elements.

This is improved property known as: **126 B Duluth Avenue, Nashville, TN 37209**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KY-18-126B

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 August 10, 2018.

Jackson Builders, LLC

By: _____
Roberto Gutierrez, Authorized Member

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roberto Gutierrez, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Member of Jackson Builders, LLC the within named bargainor, a limited liability company, and that he as such Member executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10 day of August, 2018.

_____
Notary Public
My Commission Expires: 12/14/2020
(SEAL)

LAURA JANE [illegible] STATE OF TENNESSEE NOTARY [illegible]