Bill Garrett Davidson County
Batch# 130527 DEEDWARR
08/17/2018 11:07:02 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20180817-0081766

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $439,900.00

Amy Dieterle
Affiant

Subscribed and sworn to before me this 15th day of August, 2018.

Tabatha Edwards
Notary Public
My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Skarvinko	Quicken Loans	~~081-07-0-316~~ → 081-07-4F-002.00
1820 14th Ave N B		
Nashville, TN 37208	1050 Woodward Avenue, Detroit, MI 48226	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Modern Homes, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Paul Skarvinko, an unmarried man**hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

1820B

Being Unit ~~X~~ of 1820 14th Ave Homes established by Master Deed of record in Instrument No. 20170918-0095397 and amended in Instrument No. 20171206-0124675 Register's Office for Davidson County, Tennessee and described on Exhibit B to Master Deed as amended for a more complete description..

Being a portion of the property conveyed to Modern Homes, LLC. by Warranty Deed from BC Properties dated August 25, 2017 of record in Instrument No. 20170830-0089356, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of W.S. Settle of record in Plat Book 57 Page 132 Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument No. 20170918-0095397 and amended in Instrument No. 20171206-0124675 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons

3. Charter for 1820 14th Ave Homes Homeowners Association of record in Instrument No. 201709180095396 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1820 14th Ave N B, Nashville, TN 37208

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of August, 2018.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Majic Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Modern Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim as such Sole Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.

Witness my hand and seal, at office in Franklin, this 15th day of August, 2018.

_____
Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY