Karen Y Johnson Davidson County
Batch# 137678 DEEDWARR
09/06/2018 03:21:12 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20180906-0088496

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $299,900.00. Affiant Subscribed and sworn to before me, this the 4th day of September, 2018. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James L. Wilbanks, III James Wilbanks, Jr.	Mortgage Investors Group	
1350 Rosa L. Parks Blvd. #250	8320 E. Walker Springs Lane #200	071140K00800CO
Nashville, TN 37208	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BILT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. WILBANKS, III, AN UNMARRIED MAN AND JAMES WILBANKS, JR., A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in Davidson County, Tennessee, being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1109 Baptist World Center, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170316-0025720, as amended at Instrument No. 20180312-0023306, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Tony R. Clouse by Warranty deed from Nathan Wall & Patricia Wall of record in Instrument No. 20010601-0056943 Register's Office for Davidson County, Tennessee, dated May 25, 2001 and recorded on June 01, 2001.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty deed from Tony R. Clouse of record in Instrument No. 20160509-0045622 Register's Office for Davidson County, Tennessee, dated May 05, 2016 and recorded on May 09, 2016.

Being a portion of the same property conveyed to Mahan Investments, Inc., a Tennessee Corporation by Quitclaim deed from Puneet Mahan, a married man of record in Instrument No. 20160317-0025400 Register' s Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016 and by Quitclaim Deed executed by J.D. Little dated June 30th, 2016 and filed simultaneously herewith of record in Instrument No. 201608001-0079289 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Puneet Mahan by Final Decree Confirming Tax Sale deed from The Clark and Master in the Chancery Court for Davidson County, Tennessee of record in instrument No. 20150306-0019555 Registers Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on March 6, 2015.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty deed from Mahan Investments, Inc of record in Instrument No. 20160801-0079290 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 01, 2016.

Being a portion of the same property conveyed to BILT, LLC by Warranty deed from Prime Nashville, LLC of record in Instrument No. 20170303-0021542 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 3, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1111 Baptist World Center Drive #3, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of September, 2018.

BILT, LLC, a Tennessee Limited Liability Company

Jerry "Chip" Ikerd Jr., Sole Member of
Bluegrass Capital Group, LLC, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry "Chip" Ikerd Jr., Sole Member of Bluegrass Capital Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of BILT, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5-2-22