NEW OWNER:
PAUL C. MUNCY
1618 DOUGLAS AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 18-1381

Map & Parcel
083020Q00200

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 140855 **DEEDWARR**
09/14/2018 12:09:52 PM 3 pgs
Fees: $18.00 Taxes: $1,598.40

20180914-0091447

~~PREPARED BY~~ RETURN TO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty-Two Thousand and 00/100 Dollars ($432,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THIRD COAST PROPERTIES LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PAUL C. MUNCY,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Located in Davidson County, Tennessee, and being known and designated as all of UNIT B OF 1616 DOUGLAS AVENUE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1616 DOUGLAS AVENUE HOMES, of record at Instrument Number 20170510-0046520, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 1616 Douglas Avenue Homes, set forth in Exhibit B of said Declaration for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20170510-0046520, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the 1616 Douglas Avenue Homes, set forth in Exhibit B of said Declaration, said Register's Office.

Being a portion of the same property conveyed to THIRD COAST PROPERTIES LLC, by Warranty Deed from Southern Spaces, LLC, a

Tennessee limited liability company, dated February 22, 2017, of record in Instrument No. 20170224-0018573, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1618 DOUGLAS AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20170510-0046520, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of September, 2018.

THIRD COAST PROPERTIES LLC

By: _____
ANITA PIRTLE
Its: MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANITA PIRTLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **MEMBER** of **THIRD COAST PROPERTIES LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 12th day of September, 2018.

_____
NOTARY PUBLIC

My commission expires: 10/29/19

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The actual consideration or value, whichever is greater, for this transfer is **$432,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of September, 2018.

NOTARY PUBLIC

My commission expires: 03-03-20

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE