(1)

Karen Y Johnson Davidson County
Batch# 141120 **DEEDWARR**
09/17/2018 10:47:28 AM 2 pgs
Fees: $13.00 Taxes: $3,141.30

20180917-0091865

G#31142-2

WARRANTY DEED



State of Tennessee)
County of ~~Davidson~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$849,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2018.

Notary Public

My commission expires: 10/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul A. Emerson and Alina G. Emerson	**PennyMac Loan Services, LLC**	**131032B00100CO**
4111 A Oriole Place	**P. O. Box 30597**	
Nashville, TN 37215	**Los Angeles, CA 90030**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

March Ventures, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Paul A. Emerson and Alina G. Emerson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 A on the Plan of 4111 A & B Oriole Place Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 4111 A & B Oriole Place Townhomes, of record in Instrument No. 20170524-0051866, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 4111 A & B Oriole Place Townhomes, as shown on Exhibit "C" to the said Declarations of record in Instrument No. 20170524-0051866, said Register's Office, for a more complete identification and description of said unit.

BEING part of the same property conveyed to March Ventures, LLC, by Warranty Deed dated April 7, 2017, from Daniel S. Bray and Greg Pohl, a married couple, of record in Instrument No. 20170411-0035259, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170524-0051866, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for 4111 A & B Oriole Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170524-0051866, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto;

3) Charter of 4111 A & B Oriole Place Townhouse Association of record in Instrument No. 20180201-0010578, said Register's Office;

4) All matters shown on the plan of record in Book 1130, Page 30, Register's Office for Davidson County, Tennessee;

5) Restrictive Covenants of record in Book 1165, Page 30, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **4111 A Oriole Place, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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 its hand by its duly authorized officer this 14th day of September, 2018.

March Ventures, LLC, a Tennessee limited liability company

By: Sean Davidson
Sean Davidson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sean Davidson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **March Ventures, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Sean Davidson** as **Member.**

Witness my hand, at office at Nashville, Tennessee, this **14th day** of **September, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY