NEW OWNER:

Juan & Makenzie Torres
2405 A Dowlan Street
Nashville, TN 37208

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel 081-02-0D-001.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 18-0561

270547

Karen Y Johnson Davidson County
Batch# 141926 DEEDWARR
09/17/2018 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20180917-0092124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JUAN CAMILO TORRES AND MAKENZIE TORRES,** husband and wife, ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with 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 14 day of September, 2018.

TBC DEVELOPMENT, LLC

BY: JAMES M. BEACH, MEMBER

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TBC DEVELOPMENT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that JAMES M. BEACH is the sole MEMBER of TBC DEVELOPMENT, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 14 day of September, 2018.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $280,000.00 .

AFFIANT

Sworn to and subscribed to before me this 14th day of September, 2018.

NOTARY PUBLIC

My commission expires: 10/31/2020

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

"EXHIBIT A"

Land is Davidson County, Tennessee, being Unit No. 2405 A on the Plan of Homes at 2405 Dowlan Street, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160107-0001833, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to TBC Development, LLC by Warranty Deed from Charles Greenleaf, a married man, and William Greenleaf, a married man of record in Instrument No. 20151203-0121829, Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 03, 2015. (Value or consideration as shown in aforementioned deed $85,000.00) Being also known as 2405 A Dowlan Street, Nashville, TN 37208

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

JILL L. SWICEGOOD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires July 9, 2022

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