WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143956 DEEDWARR
09/21/2018 02:23:17 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20180921-0093892

A-CN-18-349-H

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Carter Nelms	**New Owner**	
(NAME)	(NAME)	**PART OF 148-9-52.00**
2927 Southlake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH CARTER NELMS, A SINGLE MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 of The Townhomes of Margo Lane, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180921-0093891, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to 1242 Property Solutions, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Harold Wayne Collins, unmarried, Rhonda Watson Ochoa, unmarried, Richard Watson and Brian Watson, recorded September 5, 2018 in Instrument No. 20180905-0088038, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Harold W. Collins and wife, Doris Z. Collins by Warranty Deed from Robert M. Allen and wife, Nancy L. Allen, of record at Book 4155, Page 850, in the Register's Office for Davidson County, Tennessee. The said Doris Z. Collins having since died February 15, 1984, leaving the said Harold W. Collins as sole tenant by the entirety. Further being part of the same property conveyed to Joyce Laurine Collins by Quitclaim Deed from Harold W. Collins, of record in Book 11528, Page 547, in the Register's Office for Davidson County, Tennessee. The said Joyce Laurine Collins having since died intestate on May 2, 2012, leaving the said Harold Wayne Collins, Rhonda Watson Ochoe, Richard Watson and Brian Watson as her sole heirs at law as evidenced by the Affidavits of Heirship of record in Instrument No. 20180905-0088031, Instrument No. 20180905-0088032, Instrument No. 20180905-0088033, and Instrument No. 20180905-0088034, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 2928, Page 103, 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.
- Declaration of record in Instrument No. 20180921-0093891, Register's Office for Davidson County, Tennessee.
- Subject to the rights of others in and to the common areas and/or elements.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **349 A Margo Lane, Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 19 DAY OF SEPTEMBER, 2018.

1242 Property Solutions, LLC, A Tennessee Limited Liability Company

BY: _____
Ben Dubose
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of September, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212