

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2018.

Notary Public

My commission expires: 12/10/19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 145130 **DEEDWARR**
09/25/2018 03:13:55 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20180925-0095085

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Weinheimer	SAME AS	**081-3-260.00**
2108 B 11th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Pearl Properties, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Weinheimer, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Unit B, TOWNHOMES AT 2108 11TH AVENUE NORTH, as shown in the Declaration of Covenants, Conditions, and Restrictions for Townhomes of 2108 11th Avenue North, of record in Instrument 20180102-0000577, in the Register's Office, DAVIDSON County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a part of the same property conveyed to Pearl Properties, LLC, by Warranty Deed, from BC Properties, of record in Instrument No. 20170404-0032821, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 4, 2017.

This is improved property known as **2108 B 11th Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-WRES-18-2108B-T

SP 11/2015

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of September, 2018.

Pearl Properties, LLC

By: _____
P. Thomas Rothrauff
President and Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, P. Thomas Rothrauff, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager and President of Pearl Properties, LLC, the within named bargainor, a Tennessee limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager and President.

Witness my hand and official seal this 20 day of September, 2018.

_____
Notary Public
My Commission Expires: 9-30-2019

SolomonParks File No. 18-001321-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SP 11/2015