WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145156 **DEEDWARR**
09/25/2018 03:49:33 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20180925-0095132

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

B-RE-18-01005-H

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)
TM Investment, LLC	**New owner**	
(NAME)	(NAME)	**105-01-4A-018.00-CO**
7035 Stone Run Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **AMIDEI ACCOMODATIONS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TM INVESTMENT, LLC,** 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 18 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, dated described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Daniel Amidei, Jr. and wife, Sheila Amidei by Warranty deed from Archer Development, LLC of record in Instrument No. 20170203-0011656 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 03, 2017.

Being the same property conveyed to Amidei Accommodations, LLC by Quitclaim deed from Daniel Amidei, Jr. and wife, Sheila Amidei of record in Instrument No. 20170223-0018246 Register's Office for Davidson County, Tennessee, dated February 08, 2017 and recorded on February 23, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20150818-0082778, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 88, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 266, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160908-0094811, as amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160805-0081553, and Deed of Termination of Archer at 12th Homes, in Instrument No. 20160906-0093429, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160805-0081524, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20150902-0089426, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4220, Page 723; Book 5696, page 857; Book 7568, page 205, in the Register's Office for Davidson County, Tennessee.
- Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 8255, Page

361, in the Register's Office for Davidson County, Tennessee.
- Declaration and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140411-0030695, Instrument No. 20140415-0031255, Instrument No. 20150306-0019503, Instrument No. 20150306-00195510, Instrument No. 20150717-0070159, Instrument No. 20150717-0070114 and Instrument No. 20161026-0112904, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 11th Ave S, Nashville, Tennessee 37203**.

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 20th DAY OF SEPTEMBER, 2018.

Amidei Accomodations, LLC

BY: _____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 AUTHORIZED AGENT of AMIDEI ACCOMODATIONS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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