31229-8 Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148199 DEEDWARR
10/03/2018 08:59:18 AM 2 pgs
Fees: $13.00 Taxes: $3,699.63

20181003-0098013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Banks and Shannon Banks	New Owner(s)	
(NAME) 971 Greerland Dr.	(NAME)	132-01-0Y- 001.00 CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL BANKS AND SHANNON BANKS, 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 Homes at 971 & 973 Greerland, 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 of Homes at 971 & 973, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170809-0081619, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 971 & 973 Greerland, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of the Covenants of record in Instrument No. 20170809-0081619, Register's Office for Davidson County, Tennessee for a more complete identification and description of said unit.

Being part of the same property conveyed by Warranty Deed from Manda Joyce and Matthew Joyce, wife and husband to Northern Property, LLC, as recorded on the 7th day of July, 2017 in Instrument No. 20170707-0068474, said Register's Office. Northern Property, LLC is nka Achiever Development, LLC, a Tennessee limited liability company by Certificate of Merger of Achiever Properties, LLC and Northern Property, LLC into Achiever Development, LLC at Instrument No. 20180108-0002231, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 971 Greerland Dr., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 my hand this 2nd day of October, 2018

ACHIEVER DEVELOPMENT LLC

BY: _____

JOHN GRAY PALMER, III, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John Gray Palmer, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of Achiever Development, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of October, 2018.

Commission expires:

_____
Notary Public