Karen Y Johnson Davidson County
Batch# 148554 DEEDWARR
10/03/2018 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20181003-0098204

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

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $369,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2018.

Notary Public

My commission expires: 9-30-2019

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexa R Klaver and Kyle Klaver	Perl Mortgage, Inc	08103026000
2108 A 11th Avenue North	2936 West Belmont Ave	
Nashville, TN 37208	Chicago, IL 60618	

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,

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

Alexa R Klaver and Kyle Klaver, wife and husband

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

BEING Unit 2108A, TOWNHOMES AT 2108 11TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180102-0000577, in the Register's Office, DAVIDSON County, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said unit.

BEING part of the property conveyed to Pearl Properties, LLC, a Tennessee limited liability company, by Warranty Deed from BC Properties, a Tennessee general partnership, of record in Instrument No. 20170404-0032821, in the Register's Office of Davidson County, Tennessee, recorded on April 4, 2017.

This is improved property known as **2108 A 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.

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 26th day of September, 2018.

Pearl Properties, LLC

BY: _____
Kelly Jean Biers, as Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly Jean Biers, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of Pearl Properties, LLC, the within named bargainor, a 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 herself as Authorized Agent.

Witness my hand and official seal this 26 day of September, 2018.

_____
Notary Public

My Commission Expires: 9-30-2019

SolomonParks File No. 18-001311-528

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

SP 11/2015

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/31/2022

