Karen Y Johnson Davidson County
Batch# 153822 **DEEDWARR**
10/24/2018 02:02:54 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20181024-0105486

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF18-081162

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sean M. Oprea and Erin D. Oprea	New Owner	
(NAME)	(NAME)	
1031 Monroe Street		081-16-0M-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HELLER INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEAN M. OPREA AND ERIN D. OPREA, 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, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1033 Monroe Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170628-0065256 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 909 Development Group, LP, an active Tennessee Limited Partnership by Warranty Deed from Dakota Wind Properties, LLC, an Active Tennessee Limited Liability Company of record in Instrument No. 20141218-0115978 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 18, 2014.

Being a portion of the same property conveyed to 909 Development Group, LP, a Tennessee Limited Partnership by Warranty Deed from Barbara L. Garner and husband, Richard I. Garner of record in Instrument No. 20160927-0101537 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016.

Being a portion of the same property conveyed to 909 Development Group, LP, an Active Tennessee limited partnership by Quitclaim Deed from 909 Development Group, LP, an Active Tennessee limited partnership of record in Instrument No. 20170221-0016955 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

Being a portion of the same property conveyed to Heller Investments, LLC, a Tennessee limited liability company by Warranty Deed from 909 Development Group, LP, a Tennessee limited partnership of record in Instrument No. 20170628-0065254 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 28, 2017.

unimproved ☐
This is improved ☒ property, known as 1031 Monroe Street, Nashville, TN 37208
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Heller Investments, LLC, a Tennessee Limited Liability Company this 15 day of October, 2018

Heller Investments, LLC

BY: _____
Brian Heller, Member

BY: _____
Hollianne Heller, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of October, 2018, before me personally appeared Brian Heller and Hollianne Heller, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Members of Heller Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of October, 2018.

_____
Notary Public

My Commission Expires: 10-12-19

(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires