**NEW OWNER:**

Jasmine and Alex Sweet
219 Prince Avenue
Nashville, TN 37207

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 18-627

**MAP & PARCEL 071070C003.00**

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 154357 DEEDWARR
10/26/2018 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,115.11
20181026-0106281

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED ONE THOUSAND THREE HUNDRED EIGHTY ONE AND 00/100 DOLLARS ($301,381.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JASMINE KATRINA SWEET AND ALEX WESLEY SWEET, A MARRIED COUPLE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 219 Prince Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161123-0124011 and First Amendment Instrument No. 20170606-0056470 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 TBC Development, LLC, a Tennessee limited liability company by Warranty deed from Steven V. Yates, Unmarried of record in Instrument No. 20151001-0099827 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on October 01, 2015.**

**Being also known as 219 C Prince Avenue Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **October, 2018**.

TBC DEVELOPMENT, LLC

BY: JAMES BEACH, MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES BEACH** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **HE** is a **MEMBER** of **TBC DEVELOPMENT, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as as such authorized officer.

WITNESS my hand and official seal at office this 23rd day of **October,2018.**

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**********

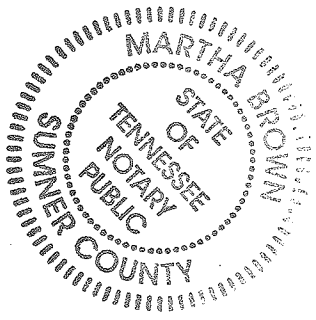
The actual consideration or value, whichever is greater, for this transfer is $ **301,381.00**.

AFFIANT

Sworn to and subscribed to before me this 23rd day of **October, 2018**.

NOTARY PUBLIC

My commission expires: 5/25/22



# True Copy Certification

I, MARTHA BROWN, 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 herewith 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY