Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Y Johnson Davidson County
Batch# 170011 **DEEDWARR**
12/04/2018 03:12:49 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20181204-0118344

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me this 27th day of November, 2018.

Notary Public
My Commission Expires: 3/3/2019

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

18-0519

Address of New Owner:	Send Tax Bills to:	Tax Information:
David A. Libardi, Trustee	NEW OWNER	
114 Glass Springs Drive		091-06-4L-001.00-CO
Franklin, TN 37064		

WARRANTY DEED

For and in 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

Jenkins Development Company, LLC,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David A. Libardi and Patricia M. Libardi, Trustees of The Libardi Family Trust, dated May 22, 2012,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 5501C of 5501 Kentucky Avenue Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions, By-Laws and Homeowners' Association establishing 5501 Kentucky Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20180203-0014244, as Amended in Instrument Number 20180301-0019349, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Amended Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Joe G. Anderson, Jr. by Warranty deed from Albert M. Fendley (Deceased) and wife,

Eunice Fendley of record in Book 5097, page 492, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Joe G. Anderson, Jr., individually by Quitclaim deed from Joe G. Anderson, Jr. and wife, Alanna Kim Anderson of record in Book 10008, page 222, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 09, 1996.

Being a portion of the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company by Warranty deed from Joe G. Anderson, Jr., individually and unmarried of record in Instrument No. 20170606-0056379 Register's Office for Davidson County, Tennessee, dated June 05, 2017 and recorded on June 06, 2017.

Being a portion of the same property conveyed to Jenkins Development Company, a Tennessee limited liability company by Warranty deed from Carbine & Associates, a Tennessee limited liability company of record in Instrument No. 20180205-0011323 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 5, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5425 Kentucky Avenue, Nashville, 37209, TN 37209.**

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 our hands this 27th day of November, 2018.

Jenkins Development Company, LLC

BY: _____

Billy Joel Jenkins, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Billy Joel Jenkins**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he is the sole member of Jenkins Development Company, LLC, a Tennessee limited liability company, and that as such sole member, he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 2018.



_____

D. Shayne Adair, Notary Public

My Commission Expires: 6/13/2022.