NEW OWNER:
Travis Creel
219 B Prince Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner
7957 Bogne Trace
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 18-697

MAP & PARCEL
071070C90000CO

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 170845 **DEEDWARR**
12/05/2018 03:09:40 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70

20181205-0118742

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED ONE THOUSAND AND 00/100 ($301,000.00,)** 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 **Travis Creel and Jordan Peoples** Daniel as tenants in common ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 219B Homes at 219 Prince Avenue as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 219 Prince Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161123-0124011, as amended by First Amendment of record in Instrument Number 20170606-0056470, 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 part 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 1, 2015.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B18-18-219B

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 30th day of **November, 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 such authorized officer.

WITNESS my hand and official seal at office this 30th day of **November,2018.**

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3-8-22

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State of Tennessee, Davidson County:

The actual consideration or value, whichever is greater, for this transfer is $ **301,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of **November, 2018**.

NOTARY PUBLIC

My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020