Karen Y Johnson Davidson County
Batch# 175029 DEEDWARR
12/17/2018 03:35:06 PM 2 pgs
Fees: $13.00 Taxes: $13,875.00
20181217-0122598

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,750,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2018.

Notary Public

COMMISSION EXPIRES: 9/7/2022

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
3203 Long Blvd, LLC	Same As New Owner	104-02-0-573
(NAME)	(NAME)	
1647 Highfield Lane,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James D. Wamble and Alisa S. Wamble, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3203 Long Blvd, LLC, a Tennessee limited liabiltiy company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Units 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 ash shown on Exhibit "C" in the Declaratin of Cavenants, Conditions and Restrictions for Phillips Place Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated SEction 66-27-103(b), et seq., of record as Instrument No. 20180926-0095500, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to James D. Wamble and wife, Alisa Wamble by Quitclaim Deed from DNA Miracle Properties, LLC, a Tennessee Limited Liability Company, filed for record on December 28, 2009, in Instrument No. 20091228-0117207, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **3203 Long Boulevard** (House Number) (Street) **Nashville TN 37203** (P.O. Address) (City or Town) (State) (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, successors 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, successors 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 12th day of December, 2018.

James D. Wamble

Alisa Wamble

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **James D. Wamble and Alisa Wamble**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 12th day of December, 2018.

Notary

Commission Expires: _____

