Karen Y Johnson Davidson County
Batch# 179343 DEEDWARR
12/31/2018 03:59:10 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20181231-0126629

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $445,000.00. Brenner A Sears Affiant Subscribed and sworn to before me, this the 28th day of December, 2018. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brenner A Sears	New Owner	
5319 Indiana Avenue		091111B00200CO
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID ALLEN SEARS, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENNER A SEARS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 2 of Homes at Indiana and Morrow, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Indiana and Morrow, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160622-0063410, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Indiana and Morrow, Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160622-0063410m and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company by Warranty deed from Adam A. Peach and wife, Susan Lynn Peach of record in Instrument No. 20150918-0094997 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 18, 2015.

Being a portion of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company by Quitclaim deed from White Pines Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20150918-0094998 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 18, 2015.

Being a portion of the same property conveyed to White Pines Holding Company, LLC, a Tennessee limited liability company by Quitclaim deed from White Pines Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20170823-0086759 Register's

Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on August 23, 2017.

Being a portion of the same property conveyed to White Pines Holding Company, LLC, a Tennessee limited liability company by Quitclaim deed from White Pines Holding Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20171211-0125724 Register's Office for Davidson County, Tennessee, dated December 07, 2017 and recorded on December 11, 2017.

Being a portion of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company by Quitclaim deed from White Pines Holding Company, LLC, a Tennessee limited liability company of record in Instrument No. 20171211-0125725 Register's Office for Davidson County, Tennessee, dated December 07, 2017 and recorded on December 11, 2017.

Being the same property conveyed to David Allen Sears by Warranty deed from White Pines Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20180731-0074496 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 31, 2018.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5319 Indiana Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2018.

David Allen Sears

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Allen Sears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of December, 2018.

Notary Public

My Commission Expires: 11-27-20