Karen Y Johnson Davidson County
Batch# 179913 DEEDWARR
01/02/2019 02:37:30 PM 5 pgs
Fees: $28.00 Taxes: $3,404.00
20190102-0000420

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
James St. Hilaire 1906 Bernard Avenue Nashville, TN 37212	**Same**	**104-12-0G-001.00 CO**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$920,000.00**.

Affiant

Sworn to and subscribed before me this 28 day of December, 2018.

Notary Public
My commission expires: 9/6/22

STATE OF TENNESSEE NOTARY PUBLIC WILLIAM STAMPLEY DAVIDSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAND DEVELOPMENT.COM, INC., a Tennessee corporation** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **JAMES ST. HILAIRE AND MARSHA ST. HILAIRE, HUSBAND AND WIFE** (collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This is improved property known as **1906 Bernard Avenue, Nashville, Tennessee 37212**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 28th day of December, 2018.

GRANTOR:

LAND DEVELOPMENT.COM, INC.,
a Tennessee corporation

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged himself to be the President of Land Development.Com, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as President.

Witness my hand, at office, this 28th day of December, 2018.

_____
Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

201901020000420

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. A, as shown on the map entitled Master Declaration of Covenants, Conditions and Restrictions for Bernard Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20161201-0126072, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, by deed from ROBERT C. BLAKEY AND JANE B. BLAKEY, of record in Instrument No. 20161007-0106406, dated September 30, 2016, said Register's Office.

Exhibit B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-12-0G-001.00 CO

2. Matters shown on the Plan of record in Plat Book 332, Page 56 and Book 2803, Page 75, said Register's Office.

3. Master Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161201-0126072, said Register's Office.

4. Subject to Parking Access Easement of record in Book 6925, Page 787, said Register's Office.

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

