G#31413-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2018.

Notary Public

My commission expires: _____
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 03-08-2022

Karen Y Johnson Davidson County
Batch# 179973 DEEDWARR
01/02/2019 03:48:16 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20190102-0000509

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jean A. Davis	INTERLINC MTG SERVICES LLC	**116030O00100CO**
136 A Woodmont Blvd	10613 WEST SAM HOUSTON PKWY N #200	
Nashville, TN 37215	HOUSTON, TX 77064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

March Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Jean A. Davis, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. A on the Plan of 136 Woodmont Blvd, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 136 Woodmont Blvd Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170629-0065748 and amended in Instrument No. 20180608-0055082 and in Instrument No. 20180628-0062804, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 136 Woodmont Blvd Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170629-0065748, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to March Partners, LLC, a Tennessee limited liability company, by Warranty Deed dated June 13, 2017, from Gerald Michael Tassa, II and Jamie Walker Tassa, husband and wife, of record in Instrument No. 20170615-0060008, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Declarations of record as Instrument No. 20170629-0065748, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for 136 Woodmont Blvd Townhomes, of record in Instrument No. 20170629-0065748 and Bylaws appended thereto, and amended in Instrument No. 20180608-0055082 and in Instrument No. 20180628-0062804, Register's Office for Davidson County, Tennessee;

3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 3932, Page 911, Register's Office for Davidson County, Tennessee;

4) Charter of 136 Woodmont Blvd Townhouse Association of record in Instrument No. 20180713-0068048, said Register's Office;

5) Conveyance of the common and limited elements to 136 Woodmont Blvd Townhouse Association of record in Instrument No. 20180713-0068101, said Register's Office;

6) All matters as shown on the Plan of record in Book 421, Page 100, said Register's Office; and,

7) Taxes for the current year which have been prorated and paid by the Grantor herein and the Grantee assumes the subsequent years' property taxes, not yet due and payable.

This is improved property, known as: **136 A Woodmont Boulevard, Nashville, TN** 37205.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 28th day of December, 2018.

March Partners, LLC, a Tennessee limited liability company

By: March Developments, LLC, a Tennessee limited liability company, as it's Member

By: Sean Davidson

Sean Davidson, Manager/CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sean Davidson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the of **Manager/CEO** of **March Developments, LLC**, a Tennessee limited liability company (the "MD"), and who further acknowledged the MD to be a Member of **March Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such **Manager/CEO**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the MD by himself as such **Manager/CEO**, said MD signing as Member.

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

Notary Public

My Commission Expires: 11/8/21

