WARRANTY DEED

Karen Johnson Davidson County
Batch# 193472 **DEEDWARR**
02/08/2019 04:00:52 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20190208-0012396

File No.: ALW-18-549-A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

SANDRA L. ALBRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/06/19

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JODY ALLAN JUNIA and BEATRICE CONCEPCION	NEW OWNER	105-07-3S-001.00CO
(NAME)	(NAME)	
549 A MOORE AVENUE	1016A GLENDALE LANE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **PALMETTO 519 MOORE AVENUE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JODY ALLAN JUNIA AND BEATRICE CONCEPCION, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, HOMES AT 549 MOORE AVENUE, as shown on Exhibit "C" of record in Instrument No. 20180327-0028634, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Magness Devco 549, G.P. to Palmetto 519 Moore Avenue, G.P., as recorded on the 12th day of February, 2018 in Instrument No. 20180212-0013788; part of Warranty Deed from Jonathan Pledger and wife, Stacy L. Pledger to Magness Devco 549 GP, as recorded on the 22nd day of December, 2017 in Instrument No. 20171222-0130665 and part of Warranty Deed from Transcapital & Leasing, LLC, a Tennessee limited liability company to Jonathon Pledger, unmarried, as recorded on the 6th day of January, 2004 in Instrument No. 20040106-0002193, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 549 A MOORE AVENUE, NASHVILLE, TN 37203
(House Number) (Street) (City or Town) (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 and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 5th day of February, 2019.

PALMETTO 519 MOORE AVENUE, GP

BY: ADAM G. LAFEVOR
ITS: PARTNER

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of February, 2019, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of PALMETTO 519 MOORE AVENUE, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of February, 2019.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021