WARRANTY DEED

Karen Johnson Davidson County
Batch# 194804 DEEDWARR
02/13/2019 10:01:04 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20190213-0013478

A-KW-19-130A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2019.

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Reavis	**New Owner**	
(NAME)	(NAME)	**PART OF 071-14-0-089.00**
130A Fern Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **130 FERN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON REAVIS, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit A, 130 Fern Avenue Residences, as shown in the Declarations of Covenants, Conditions and Restrictions for 130 Fern Avenue Residences, a Horizontal Regime with Private Elements of record in Instrument No. 20180126-0008314, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Claude M. Jones and wife, Mary E. Jones by Warranty deed from Walter A. Lannom and wife, Rosa Lee Lannom of record in Book 2028, page 629 Register's Office for Davidson County , Tennessee, dated November 26, 1961 and recorded on November 26, 1961.

Being a portion of the same property conveyed to Claudell Vaughn, Shirley Carter, Earline Bowden, Kenneth M. Jones and Arnold L. Jones by Quitclaim deed from Claude M. Jones and wife, Mary E. Jones of record in Book 9798, Page 82, Register's Office for Davidson County, Tennessee, dated December 14, 1994 and recorded on September 18, 1995.

Being a portion of the same property conveyed to Claudell Vaughn by Quitclaim Deed from Earline D. Bowden and husband, Leslie Bowden of record in Instrument No. 20020916-0112339, Register's Office for Davidson County, Tennessee, dated September 15, 2002 and recorded on September 16, 2002.

The said Shirley Carter having since died intestate on August 03, 1999, leaving husband, Jerry Carter and children Debbie F. Martin, Larry W. Carter and Thomas Carter as her heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055991, in the Register's Office for Davidson County, Tennessee.

The said Thomas Carter having since died intestate on May 23 2011, leaving wife, Paula Jean Zentz, and children, Jerry Carter and Paul Carter as his heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055987, in the Register's Office for Davidson County, Tennessee.

The said Jerry Carter, husband of Shirley Carter, having since died testate on October 24, 2012, devising said property to Debbie F. Martin, Larry W. Carter and Thomas Carter as evidenced in Probate Case No. 12P-1811, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

The said Kenneth M. Jones having since died intestate on November 27, 2006, leaving wife, Ellen Jones and child, Misty (Mitzy) Dawn Jones as his heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20170605-0055999, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 130 Fern, LLC by Warranty Deed from Claudell Vaughn and Heirs of Shirley Carter and Heirs of Kenneth M. Jones and Arnold L. Jones of record in Instrument No. 20170614-0059516, Register's Office for Davidson County, Tennessee, dated June 02, 2017 and recorded

on June 14, 2017.

Also being a portion of the same property conveyed to 130 Fern, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Paula Henley (formerly known as Paula Jean Zentz) of record in Instrument No. 200190207-0011637 in the Register's Office for Davidson County, TN.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 130 Fern Avenue Residences of record in Instrument Number 20180126-0008314, Register's Office for Davidson County, Tennessee.
- Charter for 130 Fern Avenue Residences Homeowners' Association, Inc, filed of record Instrument No. 20180201-0010170, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **130A Fern Ave, Nashville, Tennessee 37207**.

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), 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 the 11 DAY OF FEBRUARY, 2019.

130 Fern, LLC, a Tennessee Limited Liability Company

BY: _____
Jason Lincoln
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON LINCOLN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 130 FERN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of February, 2019.

_____
Notary Public
My Commission Expires: 1-3-20
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069