PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Karen Johnson Davidson County
Batch# 196306 DEEDWARR
02/19/2019 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20190219-0014774

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, JO-MAC PROPERTIES, LLC, a Tennessee limited liability company, having this day bargained and sold and does hereby transfer and convey unto C2J Homes and Developments LLC, a Tennessee limited liability company, its successors and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit Nos. 24, 25, 26, 27, 28, 29, 30, and 31 on the Plan of the Planned Unit Development (Private Elements), Phase One- Section Two, Hermitage Springs Estates, as shown by plat appearing of record, as Exhibit A to Instrument No. 20031031-0160338, and filed for record in Instrument No. 20010730070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company, Quitclaim Deed dated March 3, 2000, by deed from William E. Jones and wife, Phyllis Jones of record in Instrument No. 200003100025238, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to William E. Jones and wife Phyllis Jones by Quitclaim Deed of Correction from Linkscorp Hermitage, LLC, a Delaware limited liability company, of record in Instrument No. 200001040001081, Register's Office for Davidson County, Tennessee.

1. Davidson County taxes for the year 2019 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the dated of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of taxes when they become due and payable. Map and Parcels 063-16-0-C-031.00, 063-16-0-C-030.00, 063-16-0-C-029.00, 063-16-0-C-028.00, 063-16-0-C-027.00, 063-16-0-C-026.00, 063-16-0-C-025.00, 063-16-0-C-089.00.

2. All matters appearing on the Plan of the Planned Unit Developent (Private Elements), Phase One-Section Two Hermitage Springs Estates, as shown by plat appearing as Exhibit A to Instrument No. 20031031-0660338, and filed for record in Instrument No. 200107030070299, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20011206-0120233, Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20031031-0160338, Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265, Instrument No. 20141208-0111982 and Instrument No. 20160921-0099328, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0133486, Register's Office of Davidson County, Tennessee.

5. Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 20010716-0075385, as amended in Instrument No. 20020128-0011789, Register's Office for Davidson County, Tennessee.

6. Attorney's Certification for Hermitage Springs Homeowners Association, Inc., of record in Instrument No. 20010717-00758-91, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention of record in Instrument No. 20041110-0135663, Register's Office for Davidson County, Tennessee.

8. Quitclaim Deed of Common Areas of record in Instrument No. 20150512-0043619, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5116 Southfork Blvd. Old Hickory, TN 37138, 5118 Southfork Blvd., Old Hickory, TN 37138, 5120 Southfork Blvd. Old Hickory, TN 37138, 5122 Southfork Blvd. Old Hickory, TN 37138, 5124 Southfork Blvd. Old Hickory, TN 37138, 5126 Southfork Blvd. Old Hickory, TN 37138, 5128 Southfork Blvd. Old Hickory, TN 37138, 5130 Southfork Blvd. Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said C2J Homes and Developments LLC, its successors and or assigns forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 13th day of February, 2019.

JO-MAC PROPERTIES, LLC
BY: JOHN N. WECKESSER, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John N. Weckesser, Chief Manager of Jo-Mac Properties, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledges that John N. Weckesser is the Chief Manager of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal in Nashville, TN on this the 13th day of February, 2019.

Notary Public

My Commission Expires: 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of February, 2019.

NOTARY PUBLIC

My Commission Expires:
3/27/19

Map & Parcel No.: . Map and Parcels 063-16-0-C-031.00, 063-16-0-C-030.00, 063-16-0-C-029.00, 063-16-0-C-028.00, 063-16-0-C-027.00, 063-16-0-C-026.00, 063-16-0-C-025.00, 063-16-0-C-089.00.

Name and address of new owner:
Send tax bills to:
C2J Homes and Developments LLC
612 Stirrup Court
Mount Juliet, TN 37122

KRISTI McCOY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Kelsey Pitman, 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.

Kelsey Pitman
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy
Notary's Signature

My Commission Expires: 3/27/19

