Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 224809 DEEDWARR
05/02/2019 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20190502-0040854

39-B
File #19-1076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Treemont Properties II, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean G. Hughes and Laura Hughes, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1226 Martin Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180109-0002932 and being shown on Plat attached thereto as Exhibit "D" and amended in Instrument No. 20190328-0028076, 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 Treemont Properties II, LLC by Warranty deed from James H. Parker and wife, and Margaret A. Parker of record in Instrument No. 20160601-0055178 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 01, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1226 Martin Street #3, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 2019.

Treemont Properties II, LLC

James Howard Pfeffer, Authorized Agent
By: James Howard Pfeffer, Authorized Agent

State of Tennessee)
County of Davidson)

On this 30th day of April, 2019, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, James Howard Pfeffer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, Treemont Properties II, LLC and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Treemont Properties II, LLC as Authorized Agent.

Notary Public

NGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 599,900.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2019.

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 4/1/22

NEW OWNER:
Sean G. Hughes
34 Missionary Drive
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
~~NEW OWNER~~ Bank of England
5 Statehouse Plaza, #500
Little Rock, AR 72201

TAX MAP-PARCEL #:
105-07-1E-003.00

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY