(1)

WARRANTY DEED

PATTI ROBITAILLE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth William Meyer Jr.	Kenneth William Meyer Jr.	P/O: 072-06-0-355.00
(NAME)	(NAME)	
1211A Keller Avenue	1211A Keller Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville Jersey Holdings, LLC dbaTwelve Eleven Keller LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth William Meyer Jr., unmarried and Shannon Marie Doody, unmarried, as joint tenants with the rights of survivorship,** hereinafter called the GRANTEES, their 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 A** on the Plan included as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for **"1211 Keller Avenue Residences"**, of record in Instrument Number 20180626-0061539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to Twelve Eleven Keller, LLC, a Tennessee limited liability company, by Warranty Deed from Brenda Covington, married (formerly known as Brenda A. Eubanks), dated 4/6/18 and recorded 4/9/18 in Instrument Number 20180409-0033071, Register's Office for Davidson County, Tennessee.

Subject to Taxes for the year 2019 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Instrument No: 20180626-0061539, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws for "1211 Keller Avenue Residences", including Plan attached as Exhibit "C", of record in Instrument Number 20180626-0061539, HOA Charter of record in Instrument Number 20190408-0031382; and all existing easements and all other matters shown on prior plat of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1211A Keller Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 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.

Karen Johnson Davidson County
Batch# 229445 **DEEDWARR**
05/14/2019 09:29:40 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190514-0045094

Witness my/our hands this 10th day of May, 2019.

NASHVILLE JERSEY HOLDINGS, LLC DBA TWELVE ELEVEN KELLER LLC

By:Vincent Bruce, Authorized Agent

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Vincent Bruce with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Nashville Jersey Holdings, LLC dbaTwelve Eleven Keller LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and seal this 10th day of May, 2019.

Notary Public
My Commission Expires: _____

File No.: 20191988

