Karen Johnson Davidson County
Batch# 230107 DEEDWARR
05/15/2019 09:51:37 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30
20190515-0045706

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

39-B
File #19-1129

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 **Christopher J. Pohlman, Jr., a married man,** 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. 2, 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 #2, 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 6th day of May, 2019.

Treemont Properties II, LLC

Pamela K. Pfeffer, authorized agent
By: Pamela K. Pfeffer, Authorized Agent

State of Tennessee)
County of Davidson)

On this 6th day of May, 2019, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Pamela K. 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.

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

Notary Public

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: $ 599,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of May, 2019.

Notary Public

My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christopher J. Pohlman, Jr. 16 S. Washington St. Westmont, IL 60559	Guaranteed Rate, Inc. 4410 N. Ravenswood Ave Chicago, IL 60613	105-07-1E-002.00