WARRANTY DEED

Karen Johnson Davidson County
Batch# 230259 **DEEDWARR**
05/15/2019 03:11:59 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190515-0045904

O-BR-19-49-51-HUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
CMC Development, LLC	**New Owner**	
(NAME) **600 Monte Carlo Drive**	(NAME)	**093-15-0-375.00 AND 093-15-0-374.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **GREG FARRICIELLI, A SINGLE MAN AND JOSH HELLMER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CMC DEVELOPMENT, LLC,** 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:

Tract 1 (49 Wharf Ave.):
Beginning at an iron rod set in the easterly right of way line of Wharf Avenue, 74 feet in width, at a corner common with the property of Celestine Woods, as of Record in Deed Book 10401, page 285, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right of way line of Wharf Avenue, North 08 degrees 45 minutes 36 seconds East, 39.43 feet to an iron rod set, at a corner common with the property of Jeanne Williamson and Jesse Hogan, as of record in Deed Book 7381, page 60, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right of way line of Wharf Avenue with the southerly property line of Jeanne Williamson and Jesse Hogan, South 82 degrees 20 minutes 00 seconds East, 149.62 feet to an iron rod set, in the westerly right of way line of Alley Number 96, 20 feet in width;
Thence with the westerly right of way line of Alley Number 96, South 08 degrees 27 minutes 17 seconds West, 39.43 feet to an iron rod set, at a corner common with the property of Celestine Woods;

Thence leaving the westerly right of way line of Alley Number 96, with the northerly property line of Celestine Woods, North 82 degrees 20 minutes 00 seconds West, 149.83 feet to the point of beginning. Containing 5,902 square feet or 0.136 acres more or less.

Tract 2 (51 Wharf Ave.):
Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Maury and Clairborne's Addition to South Nashville of record in Plat Book 21, Pages 84 and 85 (erroneously referenced as Plat Book 21, Page 35 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 1:
Being a portion of the same property conveyed to Jamil Bahur and Hamied Saleh by special warranty deed from H.G. Hill Realty Company of record in Instrument No. 20020522-0062306 Register's Office for Davidson County, Tennessee, dated 05/17/2002 and recorded on 05/22/2002.

Being the same property conveyed to Greg Farricielli and Josh Hellmer by Warranty deed from Jamil Bahur, married and Hamied Saleh, married of record in Instrument No. 20180810-0078927 Register's Office for Davidson County, Tennessee, dated August 3, 2018 and recorded on August 10, 2018.

Tract 2:
Being the same property conveyed to Jeanne Williamson by Quitclaim deed from Mike Williamson of record in Book 7381, page 60, Register's Office for Davidson County, Tennessee, dated June 13, 1987 and recorded on October 19, 1987. (Value or consideration shown in aforementioned deed $0.00.) The said

Jeanne Williamson aka Jeanne T. Williamson died testate on February 23, 2000. Her estate having been probated of record in Docket No. 00P-342, in the Probate Division of the Circuit Court for Davidson County, Tennessee. John D. Patton was appointed Personal Representative.

Being the same property conveyed to John D. Paton by Personal Representative's Quitclaim deed from John D. Patton as Personal Representative of the Estate of Jeanne T. Williamson of record in Instrument No. 20180307-0021512 Register's Office for Davidson County, Tennessee, dated March 5, 2018 and recorded on March 7, 2018.

Being the same property conveyed to Joshua Hellmer, a married man, as to 50% undivided interest and Gregory Farricielli, a single man, as to a 50% undivided interest, as tenants in common by Warranty deed from John D. Patton of record in Instrument No. 20180430-0040455 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018.

***For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.**

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **49 and 51 Wharf Avenue, Nashville, Tennessee 37210**.

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 9 DAY OF MAY, 2019.

Greg Farricielli

Josh Hellmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREG FARRICIELLI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2019.

Notary Public
My Commission Expires: 1-2-30
(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