Karen Johnson Davidson County
Batch# 233038 DEEDWARR
05/22/2019 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,030.45
20190522-0048243

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $278,500.00.

Affiant

Subscribed and sworn to me this 17 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32250

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carly Kremkau 1055 Pine Street, Apt. 618 Nashville, TN 37203	new Owner	119-10-0B-028.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged. **100 Thompson, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Carly Kremkau, a single woman**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 28 on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489 and Instrument No. 20181207-0119643, and amended in Instrument No. 20190416-0034865, and of record in Instrument No. 20190416-0034867, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

BEING a portion of the same property conveyed to 100 Thompson, LLC by Warranty deed from Tom R. Smith, unmarried of record in Instrument No. 20160405-0032631 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016.

BEING a portion of the same property conveyed to 100 Thompson, LLC by Warranty deed from Phillip D. Livingston, an unmarried man of record in Instrument No. 20160405-0032632 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016.

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

BEING a portion of the same property conveyed to 100 Thompson, LLC, a Tennessee limited liability company by Quitclaim Deed for Combining Property Into One Map And Parcel Number from 100 Thompson, LLC, a Tennessee limited liability company of record in Instrument No. 20171107-0114433, Register's Office for Davidson County, Tennessee, dated October 27, 2017, and recorded on November 07, 2017. Also see Deed of Correction recorded in Instrument No. 20171114-0116887, and corrected in Instrument No. 20190314-0023430, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20171117-0118389, said Register's Office.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170720-0073444, said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489 and Instrument No. 20181207-0119643, and amended in Instrument No. 20190416-0034865, and of record in Instrument No. 20190416-0034867, Register's Office for Davidson County, Tennessee.
5. A lien for special assessments contained in the Master Deed and By-Laws as specified above.
6. Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 216 Thompson Park Drive, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 17th day of May, 2019.

100 Thompson, LLC, a Tennessee limited liability company

BY: _____
Patrick H. Poole
Its: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Patrick H. Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representive of 100 Thompson, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representive executed the foregoing instrument for the purposes therein contained, by signing the name of 100 Thompson, LLC, a Tennessee limited liability company, by himself as said Authorized Representative.

Witness my hand and official seal on the 17th day of May, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

