Karen Johnson Davidson County
Batch# 233060 DEEDWARR
05/22/2019 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,048.95
20190522-0048278

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,500.00.

Affiant

Subscribed and sworn to me on May 20, 2019.

NOTARY PUBLIC

My Commission Expires: 10/23/19

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32235

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Phetsuvanh Kevin Talatham<br>218 Thompson Park Dr.<br>Nashville, TN 37211 | NEW OWNER | 119-10-0B- 029.00 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 **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Phetsuvanh Kevin Talatham, hereinafter called **"GRANTEE,"** his 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. 29 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, establishing Horizontal Property Regime with Private Elements, in the 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 on April 5, 2016 in Instrument No. 20160405-0032631 Register's Office for Davidson County, Tennessee; and

BEING a portion of the same property conveyed to 100 Thompson, LLC by Warranty deed from Phillip D. Livingston, an unmarried man of record on April 5, 2016 in Instrument No. 20160405-0032632 Register's Office for Davidson County, Tennessee; and

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 on November 7, 2017 in Instrument No. 20171107-0114433, Register's Office for Davidson County, Tennessee. Also see Deed of Correction recorded on November 14, 2017 in Instrument No. 20171114-0116887, and corrected by Instrument recorded on March 14, 2019 in Instrument No. 20190314-0023430, Register's Office for Davidson County, Tennessee.

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

1. 2019 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes and assessments for subsequent years.
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 Storm water 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. The 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 218 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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.

[SIGNATURES COMMENCE ON PAGE 3]

**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 Representative of 100 Thompson, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative 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 May 17th 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

# True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

