WARRANTY DEED

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 22nd day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 4/24-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Brock Hamilton	Regions Bank ~~New Owner~~	072 06 4E 002.00 CO
(NAME)	(NAME)	
1211 B Keller Ave.	PO Box 2153	
(ADDRESS)	(ADDRESS) 3287	
Nashville, TN 37216	Birmingham AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 234287 DEEDWARR
05/24/2019 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190524-0049198

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 dba Twelve Eleven Keller, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua Brock Hamilton, unmarried man and Ashley Jo Kimberlin, unmarried woman, as joint tenants with right 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 B on the Plan included as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for !121 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 a portion 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 April 6, 2018 and recorded April 9, 2018 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 Plat Book 421, page 86, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180626-0061539, said Register's Office.

Subject to Charter of record in Instrument Number 20190408-00313852, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1211 B Keller Ave., 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.

Witness my/our hands this 22nd day of May, 2019.

NASHVILLE JERSEY HOLDINGS, LLC DBA TWELVE ELEVEN KELLER, LLC

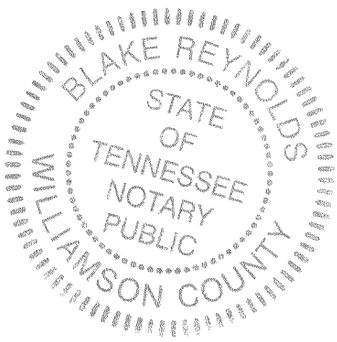
Vincent Bruce, Member

State of Tennessee
County of Davidson

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 a Member of Nashville Jersey Holdings, LLC dba Twelve Eleven Keller, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member

WITNESS my hand and seal this 22nd day of May, 2019.

Notary Public
My Commission Expires: 7-11-22



File No.: 20192027

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

