Karen Johnson Davidson County
Batch# 242452 DEEDWARR
06/12/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190612-0056409

WARRANTY DEED

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

A-BR-19-2115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(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)
J & S Retirement Assets, LLC	**New Owner**	
(NAME)	(NAME)	105-13-2B-003.00-CO
3520 Circleville Road		
(ADDRESS)	(ADDRESS)	
Port Matilda, PA 16870		
(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, **CLAIRE PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **J & S RETIREMENT ASSETS, 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:

Land in Davidson County, Tennessee, Being Unit " C" Lawrence Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for Lawrence Avenue Townhomes, of Record at Instrument No. 20150522-0047578, in the Register's Office of Davidson County, Tennessee and Plat Attached as Exhibit "C" to which Declarations of Covenants, Conditions and Restrictions referenced is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Shelby Street Partners, GP by Warranty deed from Scott C. Mayo and wife, Elizabeth J. Mayo of record in Instrument No. 20141028-0099370 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 28, 2014.

Being the same property conveyed to Ashley C. Dugger by Quitclaim deed from Shelby Street Partners, GP of record in Instrument No. 20171218-0128372, corrected by Scriveners Affidavit of record in Instrument No. 20180406-0032816 Register's Office for Davidson County, Tennessee, dated December 11, 2017 and recorded on December 18, 2017.

Being the same property conveyed to Claire Properties, GP, a Tennessee general partnership by Quitclaim deed from Ashley C. Dugger of record in Instrument No. 20180427-0039942 Register's Office for Davidson County, Tennessee, dated April 24, 2018 and recorded on April 27, 2018.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 10 and Plat Book 21, Page 148 , Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150522-0047578, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for Lawrence Avenue Townhomes HOA of record in Instrument Number 20150611-0055503, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 10th Ave S, Nashville, Tennessee 37204**.

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 7 DAY OF JUNE, 2019.

Claire Properties, GP, a Tennessee General Partnership

BY: _____, partner
Ashley Dugger, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Dugger, signing for Claire Properties, GP, a Tennessee general partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Claire Properties, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of June, 2019.

_____
Notary Public

My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020