Karen Johnson Davidson County
Batch# 248604 DEEDWARR
06/26/2019 09:17:41 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20190626-0061778

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2019.

Notary Public

My commission expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Craig Coleman, LLC	**Craig Coleman, LLC**	142040B01600 & 142040B01700
179 Belle Forest Circle Units #101, 102, 103, & 104	**P.O. Box 210456**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TMI PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG COLEMAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Units D-1 and D-2, Building D, on the Plan of D, E and F Bellevue Office Park, Section II, Condominium Offices, a Horizontal Property Regime Established by Master Deed of record in Book 6040, page 701, as amended in Book 6147, page 689, and Supplementary Master Deed and Declaration of Horizontal Property Regime, as of record in Book 6641, page 171, and re-recorded in Book 6691, page 430, together with undivided percentage interest in the common elements appurtenant to said unit D, E and F Bellevue Office Park, Section II, of record in Book 6250, page 680, amended in Book 6789, page 588, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to TMI Properties, LLC by Warranty deed from Anthony DeSoto and wife, Michelle DeSoto of record in Instrument No. 20080409-0035750 Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 9, 2008.

Being the same property conveyed to TMI Properties, LLC by Substitute Trustee's Deed from Laura Lee Nieuwenbuyzen, as Successor Trustee of the 2002 Edwin R. Vermeulen Revocable Trust with Full Power of sale of record in Instrument No. 20080507-0046936 Register's Office for Davidson County, Tennessee, dated March 26, 2008 and recorded on May 7, 2008.

Property also known as 179 Belle Forest Circle Units 101, 102, 103 & 104, Nashville TN 37221.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 179 Belle Forest Circle, #101 & #102, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of June, 2019.

TMI Properties, LLC, a Tennessee Limited Liability Company

Todd Kornblit, Member

Mark Ervin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd Kornblit and Mark Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Members of TMI Properties, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of June, ~~2019~~.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021