WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$374,500.00

Affiant

Subscribed and sworn to before me this 27 day of July, 2019

Notary Public
My Commission expires: 6/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Churchill Properties, LLC	New Owner	091-07-0K-002.00CO
5108 Michigan Ave.		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeremy Garner and wife, Sara Garner and, Jonathan Craft Hayes and Megan Mae Hayes, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Churchill, LLC**, a Tennessee limited liability company their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of Michigan Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Michigan Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140221-0015233, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Michigan Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20140221-0015233, and By- Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to JSCM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from JHAS PROPERTIES, CORP., A TENNESSEE CORPORATION by Warranty Deed on January 4, 2016, of record in Instrument Number 20160106-0001095, Register's Office for Davidson County, Tennessee.

Being further conveyed to Jeremy Garner and wife, Sara Garner, and Craft Hayes and wife, Megan Hayes, by Quitclaim deed dated July 15, 2019, of record in Instrument No. 20190722-0071422, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 in the estimated amount of $2,335.48 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 091-07-0K-002.00CO, which are not due until 10/1/2019.
- Subject to all matters as shown on Exhibit "B" to the Declaration of record in Instrument No. 20140221-0015233, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140221-0015233, Register's Office for Davidson County, Tennessee.
- Charter of Michigan Cottages Homeowner's Association, Inc., of record in Instrument No. 20140221-0015232, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

Karen Johnson Davidson County
Batch# 276701 DEEDWARR
08/27/2019 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,385.65
20190827-0086037

This is improved property known as: **5108 Michigan Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 24, 2019.

Jeremy Garner

Sara Garner

Jonathan Craft Hayes

Megan Mae Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy Garner and wife, Sara Garner and Craft Hayes and wife, Megan Hayes, Jonathan Craft Hayes and Megan Hayes, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2019

My commission expires 11/14/2020

Notary Public

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jonathan Craft Hayes, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Megan Mae Hayes, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Megan Mae Hayes, the bargainor(s), by the said Jonathan Craft Hayes as Attorney-in-Fact.

WITNESS my hand and seal, this 24 day of July, 2019.

NOTARY PUBLIC My Commission Expires: 11/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

201908270086037

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/14/2030

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY