THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822427** Karen Johnson Davidson County Batch# 293069 DEEDWARR 09/30/2019 11:18:28 AM 2 pgs Fees: $13.00 Taxes: $1,797.83 20190930-0099187	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$485,000.00~~. Affiant Subscribed and sworn to before me, this25th day of September, 2019. Notary Public My Commission Expires: ~~Expires:~~ WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

WARRANTY DEED

Address New Owner: Breanne Sergent 1104B Cecilia Avenue Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-03-3J-002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JMR Investments, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Breanne Sergent, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No.B of 1104 Cecilia Avenue Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1104 Cecilia Avenue Residences, a Horizontal Property Regime, of record in Instrument Number 20180309-0022616, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to JMR Investments, LLC, a Tennessee limited liability company by Warranty Deed from Thomas Harrison Turner, Sr., a single person, recorded on the 31st day of May, 2017 in Instrument No. 20170531-0053757, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.T. SELLEY'S LOTS NOS. 2, 3, 4 AND PART OF 5 IN THE OWEN'S BUENA VISTA PLAN, as recorded in Plat Book 57, Page(s) 26, in the Register's Office of Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180309-0022616, in the Register's Office of Davidson County, Tennessee.

Shared Walkway Easement & Mutual Maintenance Agreement as set forth in instrument recorded in Instrument Nos. 20190605-0053521 & 20190605-0053522, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1104B Cecilia Avenue Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2019.

JMR Investments, LLC.

By: _____
Joseph M. Roberts, III, Managing Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Joseph M. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of JMR Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of September, 2019.

_____
Notary Public

