Karen Johnson Davidson County
Batch# 300645 DEEDWARR
10/14/2019 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20191014-0105119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $347,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2019.

Notary Public

My commission expires: 9/7/2020

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher D. Davies	CITIBANK, N.A.	071-07-0I-001.00-CO
6300 County Donegal Court	1000 TECHNOLOGY DRIVE	
Charlotte, NC 28277	O'FALLON, MO 63368	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

TBC Development LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christopher D. Davies, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 209A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 209 Duke St. Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190122-0006376 and being shown on Plat attached thereto as an Exhibit, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Reginald McKeever of record in Instrument No. 20190226-0017430 Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 26, 2019.

SP 11/2015

This is improved property known as **209A Duke St, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of October, 2019.

TBC Development LLC by:
James M. Beach

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, **James M. Beach** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member **of TBC Development, LLC** and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of October, 2019

Notary Public

My Commission Expires: 4/18/21

SolomonParks File No. 19-000316-526

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SP 11/2015

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022