# WARRANTY DEED

Karen Johnson Davidson County
Batch# 305212 DEEDWARR
10/23/2019 03:11:50 PM 2 pgs
Fees: $13.00 Taxes: $1,620.60

20191023-0108782

JUDY REED NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 11-20-24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Aaron Carrico<br>Lindsay Carrico | Churchill Mortgage Corporation | 106130V00200CO |
| (NAME) | (NAME) | |
| 368 B. Glenrose Ave. | 761 Old Hickory Blvd., Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Green Pine Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron Carrico and Lindsay Carrico, husband and wife ,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Glenrose Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument Number 20181031-0107875, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Green Pine Properties, LLC by deed from Tyler Antonakos, dated 10-31-18 of record in Instrument #201810310107874, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 368 B. Glenrose Ave., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 18th day of October, 2019.

GREEN PINE PROPERTIES, LLC

Tyler Antonakos
Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of October, 2019, within my jurisdiction, the within named Tyler Antonakos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Member of Green Pine Properties, LLC, a Tennessee limited liability company, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

WITNESS my hand and seal this 18th day of October, 2019.

Notary Public Judy Reed
My Commission Expires: 11.20.21




File No.: 1568