Karen Johnson Davidson County
Batch# 315167 DEEDWARR
11/14/2019 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20191114-0117215

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1341

TN-NAS-190148-PUR

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Imperial Home Group, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Joshua Ryan Eilts and Ariel LeeAnn Petrie-Eilts, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being part of the north part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, page 64, Register's Office for said County, shown as the Fifth tract from Neely's Bend Road on a survey made by H. Gee, dated 1963, and more particularly described according to said survey as follows:

Being the same property conveyed to Imperial Home Group, LLC, a Tennessee limited liability company, by deed from Andy J. Perry and wife, Debby K. Perry, dated January 22, 2019, of record in Inst. No. 20190124-0007097, Register's Office for Davidson County, Tennessee.

Beginning at a point in the south margin of Nawakwa Trail, 420.13 feet from the concrete monument in the south margin of Nawakwa Trail as now located, said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence with said margin north 66 deg. 13 east 105.0 feet to a point; thence extending back between parallel lines, 198.7 feet to a dead line in the rear on which it measures 105.0 feet.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 625 Nawakwa Trail, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of October, 2019.

Imperial Home Group, LLC

Sole Member

By: Ben Wright, sole member

State of Tennessee)
County of Davidson)

On this 8th day of October, 2019, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Ben Wright, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Imperial Home Group, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Imperial Home Group, LLC as Sole Member.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 345,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of October, 2019.

Notary Public

My Commission Expires: 7-26-21

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JODI JACK... WILL...

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joshua Ryan Eilts 625 Nawakwa Trail Madison, TN 37115	Bank of England 5 Statehouse Plaza, #500 Little Rock, AR 72201	063-01-0-031.00

True Copy Certification

I, Hillary Smith, 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 Tennessee

County of Davidson

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. West
Notary's Signature

My Commission Expires: 5-18-21
Notary' Seal (if on paper)

