THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Theodore Snelling and Channel Jenkins
127A Commerce Street
Old Hickory, TN 37138
SEND TAX BILLS TO:
SAME

Karen Johnson Davidson County
Batch# 344797 **DEEDWARR**
01/17/2020 09:04:29 AM 2 pgs
Fees: $13.00 Taxes: $910.20
20200117-0006234

WARRANTY DEED

(Part of Map 064-09-0F; Parcel 001.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SUMMIT PROPERTIES ELITE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **THEODORE SNELLING AND CHANNEL ANDREA JENKINS, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit 127A, Summit Properties 127, a Horizontal Property Regime with Private Elements, as established by Master Deed of record in Instrument No. 20190208-0012212, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.
>
> BEING a portion of the same property conveyed to Summit Properties Elite, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Steven Troy Bess and wife, Ginger Marie Bess, dated December 28, 2018, of record in Instrument No. 20190107-0001526, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 127A Commerce Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenant with the said Grantees that Grantor are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenant and bind Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 16th day of January, 2020.

SUMMIT PROPERTIES ELITE LLC

BY: _____
CARROLL A. BURNS, II, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carroll A. Burns, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be member of Summit Properties Elite, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such member.

Witness my hand and official seal, this the 16th day of January, 2020.

_____
Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $246,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 16th day of January, 2020.

_____
Notary Public

My commission Expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

File No. GTS1-2019-950