WARRANTY DEED

Karen Johnson Davidson County
Batch# 345185 DEEDWARR
01/17/2020 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.03
20200117-0006474

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 10-2-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryce Very	Legacy Home Loans	091-13-0-R-002.00 CO
(NAME)	(NAME)	
512 Croley Drive	2004 Hillsboro Pike Ste 216B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ARB LLC, a Colorado limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryce Very, an unmarried man and Maria Mehringer, an unmarried woman, as joint tenants with right of survivorship,** 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:

Land situated in Davidson County, Tennessee, being Unit B, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 514 Croley Drive, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20160721-0075378, as amended at Instrument No. 20160804-0081107, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to ARB, LLC, a Colorado limited liability company, by Warranty Deed from John L. Ambrose III, an unmarried man, dated June 15, 2017, of record in Instrument No. 20170620-0062036, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 512 Croley Drive, Nashville, TN 37209
(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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 1130, page 100 and Instrument No. 20160706-0069095; Declaration of Covenants, Conditions and Restrictions, Plat and all exhibits thereto, of record in Instrument No. 20160721-0075378, amended in Instrument No. 20160804-0081107; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 14 day of January, 2020.

ARB LLC

By: Vittoria Jean Balsamo
Its: Sole Member

State of Colorado
County of Douglas

Personally appeared before me, a notary public in and for the state and county aforementioned, Vittoria Jean Balsamo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of ARB LLC and that she as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Sole Member.

WITNESS my hand and official at Castle Rock (city), Colorado, seal this 14th day of January, 2020.

Notary Public
My Commission Expires: 06/29/2022

TODD HUNTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064025177
MY COMMISSION EXPIRES 06/29/2022

File No.: 30891

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

