Karen Johnson Davidson County
Batch# 352785 DEEDWARR
02/04/2020 09:09:18 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20200204-0012542

WARRANTY DEED

VT1912004Z1
Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of February, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. PIERCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Ann Binch	Same as New	072 14 1J 006.00
(NAME)	(NAME) Owner	
1035 Chester Ave., # 6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Gatlinburg Guru, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leslie Ann Binch, an unmarried woman,** 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 in Davidson County, Tennessee, being Unit 8, Chester Avenue Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150923-0096488, amended in Instrument Nos. 20160429-0042099 and 20170426-0041063, Registers Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated here by reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Gatlinburg Guru, LLC by Warranty Deed from LVH2, LLC, dated December 6, 2017 and recorded December 12, 2017 in Instrument No. 20171212-0126494, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1035 Chester Ave., # 6, Nashville, TN 37206
(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/our hands this 3rd day of February, 2020.

GATLINBURG GURU, LLC

By: Authorized Agent

By: Michael Gaughan, Authorized Agent

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Gaughan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Authorized Agent of Gatlinburg Guru, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Authorized Agent

WITNESS my hand and seal this 3rd day of February, 2020.

Notary Public Jennifer A. Hoffman
My Commission Expires: 6/19/23

File No.: 20202233

