Karen Johnson Davidson County
Batch# 367423 DEEDWARR
03/05/2020 08:59:32 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20200305-0024582

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200200033

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of March, 2020

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Wentworth and Gabriela Alexandra Wentworth 82 Truman Road E ~~Franklin, TN 37064~~	NEW OWNER	091-11-OF-004.00 CO

FOR AND IN 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, WE,

D & S 615 Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew R. Wentworth and Gabriela Luna Wentworth, 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:

LAND in Davidson County Tennessee, being Unit A of 5003 Indiana Avenue Townhomes, a horizontal property regime with private elements created under Title 66 Section 27-101 et seq. as amended, Tennessee code annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5003 Indiana Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 5003 Indiana Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-008550, Instrument No 20161006-0105803 and Instrument No. 20161014-0109084, Registers Office for Davidson County Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to D & S 615 Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Andrew R. Johnstone, unmarried, dated 1/7/2019 and recorded 1/8/2019 in Instrument No. 20190108-0002059; and being the same property previously conveyed to Andrew R. Johnstone, unmarried, by Warranty Deed from Nashville Development Group, dated 10/26/2016 and recorded 10/31/2016 in Instrument No. 20161031-0114783, and as attempted to correct by Affidavit of Scrivener's Error dated 2/2/2017 and recorded 2/15/2017 in Instrument No. 20170215-0015653, Register's Office for Davidson County, Tennessee, corrected by Deed of Correction from Nashville Development Group, LLC to Andrew R. Johnstone, unmarried, dated February 28, 2020 and recorded March 4, 2020 in Instrument Number 20200302-0023073 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5003A Indiana Ave., Nashville, TN 37209**
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

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 our hands this 4th day of March, 2020.

D & S 615 Properties, LLC

BY:_____
Kevin Wilson, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kevin Wilson with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Representative of D & S 615 Properties, LLC the within named bargainor, and corporation, and that he as such Authorized Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kevin Wilson as such Authorized Representative.

Witness my hand and official seal at office at Franklin, Tennessee on this the 4th day of March, 2020.

Commission Expires:_____

Notary Public

