WARRANTY DEED

Karen Johnson Davidson County
Batch# 403882 **DEEDWARR**
05/20/2020 02:31:56 PM 2 pgs
Fees: $13.00 Taxes $1,183.63

20200520-0052533

R-VRES-20-2411A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-16-20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-16-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cameron Harvey	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
2411 A Albion Street	**761 Old Hickory Blvd., Suite 400**	**P/O 092-02-0-441.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PREMIER REAL ESTATE DEVELOPMENT & INVESTMENTS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON HARVEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Residences at 2411 Albion of record as Instrument No. 20190822-0084282, amended in Instrument No. 20191119-0119475, further amended in Instrument No. 20200518-0051323, and further amended in Instrument No. 20200520-0052532 and being shown on Plat attached thereto as Exhibit "B" in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jason Oggs, unmarried by Warranty Deed from Kendall Henry, unmarried, of record in Instrument No. 20171122-0120200, Register's Office for Davidson County, Tennessee, dated November 22, 2017 and recorded on November 22, 2017.

Being a portion of the same property conveyed to Premier Real Estate Development & Investments Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jason Oggs, married, of record in Instrument No. 20191007-0102036, Register's Office for Davidson County, Tennessee, dated October 03, 2019 and recorded on October 07, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Residences at 2411 Albion with By-Laws appended thereto, of record in Instrument Number 20190822-0084282, as amended in Instrument No. 20191119-0119475, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "B" to Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Residences at 2411 Albion, of record in Instrument No. 20191119-0119475, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "B" to Amendment No. 2 to Declaration of Covenants, Conditions and Restrictions for Residences at 2411 Albion, of record in Instrument No. 20200518-0051323, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2411 A Albion Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 19th DAY OF MAY, 2020.

Premier Real Estate Development & Investments Group, LLC

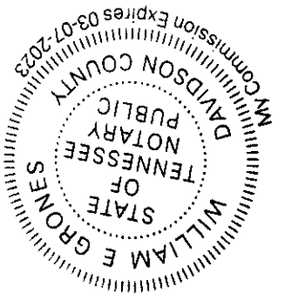
BY: _____
James Brown
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PREMIER REAL ESTATE DEVELOPMENT & INVESTMENTS GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of May, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212