This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7898

Karen Johnson Davidson County
Batch# 440712 **DEEDWARR**
07/20/2020 11:20:26 AM 2 pgs
Fees: $13.00 Taxes: $2,127.49

20200720-0079302

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $574,996.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2020.

Notary Public
My Commission Expires: 12/1/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian M. Jones 4907 B Illinois Ave. Nashville, TN 37209	Quicken Loans 1050 Woodward Ave. Detroit, MI 48226	091-11-2A-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Metropolitan Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian M. Jones, an unmarried man**, hereinafter called the Grantee(s), his/her/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 No. 4907B, of The 4907 & 4909 Illinois Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Protective Covenants Conditions and Restrictions for The 4907 & 4909 Illinois Avenue Townhomes, a Horizontal Property Regime with Private Elements, as Exhibit "B", of record in Instrument No. 20191002-0100678, First Amendment recorded in Instrument No. 20200624-0067858, and Second Amendment in Instrument No. 20200624-0067859, 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 Metropolitan Construction LLC by Warranty Deed from Alma Jean Parker, a widow of record in Instrument No. 20190917-0094115, Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on September 17, 2019.

This is improved property located at: **4907 B Illinois Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2020.

GRANTOR:

Metropolitan Construction, LLC, a Tennessee Limited Liability Company

By: _____
Soheil Rahimi, Owner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Soheil Rahimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Owner of Metropolitan Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of July, 2020.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/3/2023