THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829265**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2020. Notary Public My Commission Expires: 12/19/20

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 474513 DEEDWARR
09/14/2020 08:41:15 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200914-0104175

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander W. Gillott and Brittany T. Gillott 504 36th Avenue North, Unit A Nashville TN 37209	~~New Owner~~ SWBC Mortgage Corp 9311 San Pedro # 100 San Antonio, TX 78216	Tax Parcel ID No. 092-09-4R-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JNO Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander W. Gillott and Brittany T. Gillott, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "A" on the plan of 504 36th Avenue North Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 504 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161103-0116208, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to 3516 Richland LLC, by deed from Dianne K. Hamilton, of record in Instrument No. 20160817-0085954, dated August 16, 2016, said Register's Office.

Being a portion of the same property conveyed to JNO Properties, LLC, a Tennessee limited liability company by deed from 3516 Richland LLC, of record in instrument No. 20180806-0077190, dated August 2, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 092-09-4R-001.00 CO.

Matters shown on the Plan of record in Plat Book 332, page 161, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161103-0116208, said Register's Office.

This is improved property located at 504 36th Avenue North, Unit A Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of September, 2020.

JNO Properties, LLC

By: John Ozier, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John Ozier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of JNO Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 10th day of September, 2020.

Notary Public

My Commission Expires: _____

