BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 963288 DEEDWARR
01/23/2023 09:32:29 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20230123-0004984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Farrell and Chris Farrell	Same as New Owner	
(NAME)	(NAME)	
1900 Church Street #402		Part of 118-03-0-041.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CREATIVE REI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIKE FARRELL AND CHRIS FARRELL**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1 of Homes at 550 Rosedale Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 550 Rosedale Avenue, a Horizontal Property Regime, of record in Instrument Number 20230117-0003724, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Brent W. Davis and Lynn F. Davis, husband and wife, by Warranty Deed from Jeffrey B. Polk and wife, Anne Polk, of record in Instrument No. 20001121-0115139 Register's Office for Davidson County, Tennessee, dated November 17, 2000 and recorded on November 21, 2000.

Being a portion of the same property conveyed to Brent W. Davis by Quitclaim Deed from Lynn F. Davis of record in Instrument No. 20030805-0110742 Register's Office for Davidson County, Tennessee, dated July 24, 2003 and recorded on August 05, 2003; Scrivener's Affidavit of record in Instrument No. 20061129-0147535, said register's office.

Being a portion of the same property conveyed to BAM Ventures LLC, a Limited Liability Company, by Warranty Deed from Brent W. Davis of record in Instrument No. 20220411-0041573 Register's Office for Davidson County, Tennessee, dated April 06, 2022 and recorded on April 11, 2022.

Being a portion of the same property conveyed to Creative REI, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from BAM Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220802-0087850 Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on August 02, 2022.

Being a portion of the same property conveyed to Creative REI, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from BAM Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220802-0087850 Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on August 02, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 550 Rosedale Avenue, Unit 1, Nashville, TN 37211
(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 hand this 20th day of January, 2023

CREATIVE REI, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Creative REI, LLC, and that he as such Authorized Agent of Creative REI, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Creative REI, LLC.

Witness my hand and official seal this 20th day of January, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public