File No. 261000131

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/06 08:52 2 pgs
Fees:13.00 Taxes:2701.00

20061101-0135389

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

M.U. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Curtis M. Lincoln
Notary Public

MY COMMISSION EXPIRES: ~~December 27, 2009~~. 4-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY.
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter N. Hamilton	Owner	p/o 118-14-0-176.00
(NAME)	(NAME)	
3625 Caldwell Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Vossland Development, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter N. Hamilton and wife, Anne C. Hamilton**, HEREINAFTER CALLED THE GRANTEE(S), 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. 2b on the Plat Caldwell Court Townhomes, of record in Instrument No. 200610110126595, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

The premises described herein is a townhome established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Caldwell Court Townhomes of record as Instrument No. 200610110126595;

BEING part of the same property conveyed to VOSSLAND DEVELOPMENT, LLC, by Warranty Deed from STEPHEN T. CHURCH and wife, SUSAN O. CHURCH, of record as Instrument No. 20050921-0113437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to real property taxes for the year 2007 and thereafter, a lien not yet due and payable; All matters shown on the plan of record in Plat Instrument No. 200507200084352; and any and all matters of record; Restrictive covenants and By laws of record as Instrument No. 200610110126595; HOA Charter of record as Instrument No. 20061011012658, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3625 Caldwell Court, Nashville, TN 37204
(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 GRANTEE(S), 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), 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 27th day of October, 2006.

Vossland Development, LLC, a Tennessee limited liability company

By: _____
Richie Simmons, member

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richie Simmons, with whom I am personally acquainted and who proved himself to be a member of Vossland Development, LLC, a Tennessee limited liability company, the bargainor and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 27th day of October, 2006.

Commission expires: December 27, 2009

_____
Notary Public



File Number: 261000131

RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064