BILL GARRETT, Davidson County
Trans:T20140003481 DEEDWARR
Recvd: 01/16/14 09:05 2 pgs
Fees:13.00 Taxes:1480.00

20140116-0004325

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2014.

ADAM G. LaFEVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

WARRANTY DEED

File No.: ALW-13-1512-UNIT A

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney Shands	Franklin American Mortgage Company	083-13-0-F-001.00CO
(NAME)	(NAME)	
1512A Boscobel Street	501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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, I/WE, **S & F HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SIDNEY SHANDS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs 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 A, HOMES AT 1512 BOSCOBEL, a Horizontal Property Regime with Private Elements, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130702-0068254, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to S & F Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from Jarred C. McNeal, married recorded on the 11th day of July, 2013 in Instrument No. 20130711-0071828, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1512A Boscobel Street, Nashville, TN 37206
(House Number) (Street) (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 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 14th day of January, 2014.

S & F Holdings, LLC, a Tennessee limited liability company

BY: _____
Brian G. Anding, Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of January, 2014, before me personally appeared Brian G. Anding, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of S & F Holdings, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of January, 2014.

_____
Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171