BILL GARRETT, Davidson County
Trans:T20150035097 DEEDWARR
Recvd: 05/06/15 15:16 2 pgs
Fees:13.00 Taxes:2589.63
20150506-0041542

# Warranty Deed

| | |
|---|---|
| STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $699,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 1st day of May, 2015.<br><br>Notary Public<br><br>My commission expires: 7-3-17 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Ryan Succop<br>Paige Succop | | |
| 400 Woodmont Hall Place | NEW OWNER | 116080W00100CO |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **NASHTEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN SUCCOP AND PAIGE SUCCOP, HUSBAND AND WIFE,** 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:

House 1A, of the Homes at Woodmont Hall Place I, as established in Declaration of Covenants, Conditions and Restrictions for Homes at Woodmont Hall Place III, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140110-0002957, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Leonard E. Leech and wife, Hope P. Leech by deed from William Lewis Howse, III and wife, Annette Craddock Howse of record in Book 4917, page 816 Register's Office for Davidson County , Tennessee, dated May 30, 1975 and recorded on June 2, 1975.

Being part of the same property conveyed to Nashten, LLC, a Tennessee limited liability company by deed from Leonard E. Leech, unmarried of record in Instrument No. 20131203-0123239 Register's Office for Davidson County, Tennessee, dated December 2, 2013 and recorded on December 3, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20131220-0128648, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140110-0002957, Register's Office for Davidson County.

Stormwater Maintenance Agreement of record in Instrument Number 20130923-0099661, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Woodmont Hall Place, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2015.

Nashten, LLC

Bruce Most, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, 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 Nashten, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2015.




Notary Public