#32841

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/16 11:04 3 pgs
Fees:18.00 Taxes:2253.30
20160307-0021390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHLEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2018

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natasha D. Weddle and Elizabeth A. Goetz	New Owner	
(NAME)	(NAME)	
828 B W. Argyle Avenue		105-6-G 2
(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, **GRANDE LEGACY PHASE II, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATASHA D. WEDDLE AND ELIZABETH A. GOETZ, A MARRIED COUPLE,** 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:

Land in Davidson County, Tennessee, being Unit B of 828 West Argyle Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, together with the appurtenant interest in the common elements and described in a Declaration of Covenants, Conditions and Restrictions for 828 West Argyle Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150126-0007479, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 828 West Argyle Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150126-0007479, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Grande Legacy Phase II, LLC, a Missouri limited liability company by deed from Randolph Muir and wife, Kate Pam Muir, dated December 16, 2016, of record in Instrument No. 20141217-0115337, Register's Office for Davidson County, Tennessee.

Together with a "shared driveway" as more fully described as Exhibit B-1 to the Declaration of record in Instrument No. 20150126-0007479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 57, Page 95, said Register's Office; and restrictive covenants of record in Instrument No. 20150126-0007479, said Register's Office.

unimproved
This is improved x property, known as 828 B West Argyle Avenue, Nashville, TN 37203
(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 3RD day of March, 2016

GRANDE LEGACY PHASE II, LLC, A MISSOURI LIMITED LIABILTY COMPANY

BY: _____

MARK RUDA, MEMBER

BY: THE DANIEL C. RUDA REVOCABLE LIVING TRUST, MEMBER

BY: _____

DANIEL C. RUDA, TRUSTEE

STATE OF Missouri

COUNTY OF Taney TANEY COUNTY, MISSOURI

Before me, the undersigned notary public of ~~Davidson County, Tennessee~~, personally appeared Mark Ruda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Grand Legacy Phase II, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal at Branson, Missouri this 3RD day of March, 2016.

_____
Notary Public

KAREN E. VEJRASKA
Notary Public - Notary Seal
State of Missouri
Commissioned for Taney County
My Commission Expires: April 08, 2019
Commission Number: 15396476

STATE OF Missouri

COUNTY OF Taney

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Daniel C. Ruda, Trustee of The Daniel C. Ruda Revocable Living Trust, member of Grand Legacy Phase II, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Trustee of The Daniel C. Ruda Revocable Living Trust, member of Grand Legacy Phase II, LLC, the within named bargainor, a limited liability company, and that he as such Trustee of The Daniel C. Ruda Revocable Living Trust, member of Grand Legacy Phase II, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as the Trustee of The Daniel C. Ruda Revocable Living Trust, member of Grand Legacy Phase II, LLC.

Witness my hand and official seal at Branson, Missouri this 3RD day of March, 2016.

_____
Notary Public

KAREN E. VEJRASKA
Notary Public - Notary Seal
State of Missouri
Commissioned for Taney County
My Commission Expires: April 08, 2019
Commission Number: 15396476

KAREN E. VEJRASKA
Notary Public - Notary Seal
State of Missouri
Commissioned for Taney County
My Commission Expires: April 08, 2019
Commission Number: 15396476

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

