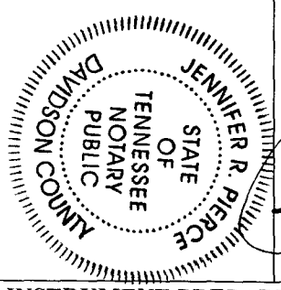
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/16 09:36 2 pgs
Fees:13.00 Taxes:118.40
20160715-0072748



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$32,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 12th day of July, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MPJ Custom Homes, LLC	New Owner	043-04-0A-015.00CO
6225 Bentwood Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lamont Jordan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MPJ Custom Homes, LLC**, it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the First Revision, Final Plat of River Landing, Section 1, Phase 1, of record in Instrument Number 20060918-0115492, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lamont Jordan from Lakewood R3, LLC by Warranty Deed on April 11, 2007, of record in Instrument Number 20070411-0043208, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20060918-0115492, Register's Office for said Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060502-0050264, as amended in Instrument No. 20060620-0073693, Instrument No. 20060815-0100349, Instrument No. 20150520-0046604, and Instrument No. 20151202-0121305, Register's Office for Davidson County, Tennessee.
- Charter of River Landing Old Hickory Homeowner's Association, Inc., of record in Instrument No. 20150611-0055225;, Register's Office for Davidson County, Tennessee.
- Satisfaction and Release of NOTICE OF HOLD BUILDING PERMITS or record in Instrument Numbers 20100218-0012626; 20100426-0031351 and 20120514-0041186, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 4849, page 951, Register's Office for said County; Sanitary Sewer Easement of record in Book 8274, page 619, and Book 8274, page 624, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9411, page 730, Book 9411, page 739, Book 9411, page 743, and Book 9872, page 651, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20030710-0096041, Register's Office for said County; Flowage Easement of record in Book 2240, page 375, Register's Office for said County; Boundary Line Easement of record in Book 7735, page 213, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **713 River Lending Way, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 12, 2016.

Lamont Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lamont Jordan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 12, 2016.

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.