WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093887 DEEDWARR
Recvd: 10/24/16 16:10 2 pgs
Fees:13.00 Taxes:2867.50
20161024-0112428

File No.: ALW-16-837-A-B

STATE OF TENNESSEE
COUNTY OF Davidson

SANYA L. ARBOGAST
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2019

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Volunteer Builders, LLC	NEW OWNER	11806006200
(NAME)	(NAME)	
134 BELLA VISTA DRIVE		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(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, **STEVEN P. HANSON AND PAULETTE S. HANSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **VOLUNTEER BUILDERS, LLC**, 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:

Tract 1:

Land in Davidson County, Tennessee, being Units A & B, HOMES AT 839 GALE, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160927-0101750, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Tract 2:
Land in Davidson County, Tennessee, being Units A & B, HOMES AT 837 GALE, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160927-0101751, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Steven P. Hanson and wife Paulette S. Hanson to Steven P. Hanson and wife Paulette S. Hanson as recorded on the 21st day of September, 2016 in Instrument No. 20160921-0099479 and Warranty Deed from Jeffrey D. Kirkwood and wife, Kara E. Shea to Steven P. Hanson and wife, Paulette S. Hanson as recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087601, 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 837 Gale Lane, Nashville, TN 37204
(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 October, 2016.

Steve Hanson

Paulette Hanson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Hanson and Paulette Hanson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2016.

Notary Public
My Commission Expires: 5/5/20

(SEAL)

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

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171