Davidson County DEEDWARR
Recvd: 11/07/16 15:06 3 pgs
Fees:18.00 Taxes:2664.00
20161107-0117895

G#28810-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$720,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2016.

Notary Public

My commission expires: 7/6/2020

(AFFIX SEAL)

BRENDA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthias Erdmannsdoerfer **Gladis Erdmannsdoerfer**	NEW Owner	**117153D00200CO**
4101 A Lone Oak Road		
Nashville, TN 37215		

FOR AND IN 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,

RAD Development, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Matthias Erdmannsdoerfer and Gladis Erdmannsdoerfer, husband and wife

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 No. B on the Plan of 4101 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 4101 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150625-0061101, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the plan of 4101 Lone Oak Townhomes, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150625-0061101, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to RAD Development, Inc., by Special Warranty Deed dated May 29, 2015, from CFR Investments, of record in Instrument No. 20150625-0061096, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Declarations of record in Instrument No. 20150625-0061101, said Register's Office.

2) Declaration of Covenants, Conditions and Restrictions for 4101 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, of record as aforementioned, said Register's Office, including the By-Laws appended thereto;

3) Charter of 4101 Lone Oak Townhomes Homeowners Association, Inc., of record in Instrument No. 20150616-0057133, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and were paid by the Grantor herein and the subsequent years, not yet due and payable.

This is improved property, known as: **4101 A Lone Oak Road, Nashville, TN 37215**.

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 its hand by its duly authorized officer this **2nd** day of **November, 2016.**

RAD Development, Inc., a Tennessee corporation

By: _____

Richard Allen Davis, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Richard Allen Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of RAD Development, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **November, 2016.**

My Commission Expires: HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

_____
Notary Public

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

