WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160110798 DEEDWARR
Recvd: 12/16/16 13:52 2 pgs
Fees:13.00 Taxes:2069.19

20161216-0132252

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,240.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Jason C. Smythe	Farmington Mortgage	
(NAME)	(NAME)	
1020 Argyle Avenue	2002 Richard Jones Rd. Ste 300A	105-54-B 1.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37215	
(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, **THE GRANDE LEGACY PHASE II, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON C. SMYTHE, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 1020 of 1020 and 1022 Argyle Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1020 and 1022 Argyle Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160301-0019310, 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 1020 and 1022 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. 20160301-0019310, 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 The Grande Legacy Phase II, LLC by deed from Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1999, dated October 15, 2015, of record in Instrument No. 20151016-0105371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; all matters appearing of record in Book 4470, Page 93, said Register's Office; and Restrictive Covenants of record in Book 4220, Page 723, Book 6236, Page 263, and Instrument No. 20160301-0019310, said Register's Office.

This is improved x unimproved property, known as 1020 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 14th day of December, 2016

THE ~~GRANDE~~ LEGACY PHASE II, LLC

BY: _____

DAN RUDA, MANAGER

STATE OF Missouri

COUNTY OF Taney

Before me, the undersigned notary public, personally appeared Dan 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 Manager of The Grande Legacy Phase II, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 14 day of December, 2016.

JOE DOUGLAS FAST
Notary Public – Notary Seal
STATE OF MISSOURI
Taney County
Commission Number 14064198
My commission expires July 27, 2018

_____
Notary Public