Register Return to: 16-CD-683
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

# WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Megan Hord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2017.

Suzanne Thomas
Notary Public

MY COMMISSION EXPIRES: 3-18-19
(AFFIX SEAL)

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18 2019
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans: T20170005744 DEEDWARR
Recvd: 01/20/17 10:44 2 pgs
Fees: 13.00 Taxes: 1720.50
20170120-0006468

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 16-CD-683

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Megan Ann Hord | Republic Bank & Trust | |
| (NAME) 2100 A Sheridan Road | (NAME) 200 South 7th Street, Ste 110 | 072160X00100CO |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Louisville, KY 40202 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty-Five Thousand And No/100 Dollars ($465,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHAPEL DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MEGAN ANN HORD, UNMARRIED, 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:

Being Unit A of 2100 Sheridan Road Cottages, a Horizontal Property Regime, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of 2100 Sheridan Road Cottages, a Horizonal Property Regime of record in Instrument No. 20160324-0027871, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Chapel Development, LLC, by Warranty Deed, from Glen M. Golda, a single man, dated March 23, 2016, recorded March 24, 2016, of record in Instrument No. 20160324-0027869, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Glen M. Golda by Warranty Deed from Jeffrey B. Dollar and wife, Rebecca G. Dollar, dated September 26, 2002, recorded October 4, 2002, of record in Instrument No. 20021004-0121122, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2100 A Sheridan Road, Nashville, TN 37206
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Chapel Development, LLC, a Tennessee limited liability company this 13 day of January, 2017.

Chapel Development, LLC

BY: _____
Michael Ellsworth
Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Suzanne Thomas, a Notary Public of said State and County aforesaid, personally appeared Michael Ellsworth 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 Chapel Development, 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 signing the name of the limited liability company by himself as Manager

Witness my hand and official seal at Franklin, Tennessee this 13 day of January, 2017.

Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

_____
Notary Public