WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-21

(AFFIX SEAL)

M. CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven N. Hordos	F & M Bank, a Banking Corporation	091074G00100CO
(NAME)	(NAME)	
4800 A Kentucky Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **P & P Development LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven N. Hordos, married,** 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 A as shown on Exhibit "B" on the Declarations of Covenants, Conditions and Restrictions for 4800 Kentucky Avenue Homes, A Horizontal Property Regime with Private Elements of record in Instrument No. 20161025-0112718, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to P & P Development LLC by deed dated July 28, 2016 from Earl M. Deen and wife, Marietta H. Deen of record in Instrument No. 20160802-0079565, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4800 A Kentucky Avenue, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20170039347 DEEDWARR
Recvd: 05/09/17 10:34 2 pgs
Fees:13.00 Taxes:1785.25
20170509-0045890

Witness my/our hands this 8th day of May, 2017.

P & P Development LLC

By: _____ **By:** _____
Paul L. Riggan, Partner **Paul M. Ziady, Partner**

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Paul L. Riggan** and **Paul M. Ziady** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Partners** of P & P Development LLC and that they as such **Partners** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as **Partners.**

WITNESS my hand and seal this 8th day of May, 2017.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 17-Hordos