BILL GARRETT, Davidson County
Trans:T20170044031 DEEDWARR
Recvd: 05/24/17 09:46 2 pgs
Fees:13.00 Taxes:3885.00
20170524-0051494

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2017.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
VanDan Development, LLC	ServisFirst Bank	130-08-0-107.00 & 137-12
3010 Old Hillsboro Road	1801 West End Avenue, Suite 100	
Franklin, TN 37064	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ross J. Falzone and spouse, Kelly Falzone,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **VanDan Development, LLC, dba ValDan Development, LLC, a** Tennessee **limited liability company,** hereinafter called the Grantee(s), its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

For Parcel 130-08-0-107.00

Tract No. 1:

A tract or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S. M. McMurray Engineering Company, September 16, 1938, as follows:

Beginning at a stake on the southerly margin of Harding Place 640 feet west of the westerly margin of Estes Avenue; thence with said Harding Place westwardly 200 feet to a stake; thence at right angles southwardly 335 feet to a stake; thence at right angles eastwardly 200 feet to a stake; thence at right angles northwardly 335 feet to the beginning.

Tract No. 2:

A small tract or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S. M. McMurray Engineering Company, September 16, 1938, as follows:

Beginning at a point on the southerly margin of Harding Place, 637 feet more or less west of the westerly margin of Estes Avenue; thence with said Harding Place, westerly 3 feet to a point at the northeast corner of the property conveyed to James H. Curran and wife, Marye S. Curran, by deed from Oscar Goodwin, of record in Book 1045, Page 247, Register's Office for said County; thence along Curran's easterly line southerly 334 feet, more or less to a point; Curran's southeast corner; thence easterly 3 feet; thence northerly parallel to Curan's easterly line 334 feet; more or less, to the point of beginning.

Being the same property conveyed to Ross J. Falzone and spouse, Kelly Falzone by Warranty Deed from Susan E. Haas, a single person, dated March 31, 1994 of record in Book 9299, Page 516, Register's Office for Davidson County, Tennessee.

With both tracts being also known as 3815 Harding Place, Nashville, Tennessee 37215.

For Parcel 130-12-0-036.00

Tract No. 3:

Being Lot No. 3 on the Plan of Ramer Subdivision of record in Book 4595, Page 86 as revised in Book 4715, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ross J. Falzone, and wife Kelly C. Falzone, by Warranty Deed from Dr. Hal R. Ramer, unmarried, dated October 11, 1996 of record in Book 10227, Page 119, Register's Office for Davidson County, Tennessee.

Being also known as 0 Harding Place, Nashville, Tennessee 37215.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3815 Harding Place, Nashville, TN 37215 and unimproved property known as 0 Harding Place, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 22nd day of May, 2017.

Ross J. Falzone

Kelly Falzone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ross J. Falzone and Kelly Falzone**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2017.

Notary Public

My commission expires: 5/30/2017

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2017035122