WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170044699 DEEDWARR
Recvd: 05/25/17 13:25 2 pgs
Fees:13.00 Taxes:3219.00
20170525-0052276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/17/20
(AFFIX SEAL)

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory James Pease and Stephanie L. Pease	Same as new owner	115 16 0A 001.00
(NAME)	(NAME)	
153 A Haverford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(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, HOPKINS DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GREGORY JAMES PEASE AND STEPHANIE L. PEASE, 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 A, as established by the Declaration of Covenants, Conditions and Restrictions for Haverford Haven, of record in Instrument No. 20150715-0068939, and Affidavit of Correction in Instrument No. 20161206-0127945, Register's Office for Davidson County, Tennessee. Said Unit A being shown as part of Exhibit "B" of said Declaration.

Being part of the same property conveyed to HOPKINS DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILLIAM BURGIN HAWKINS, III, of record as Instrument No. 20150713-0067506, dated July 10, 2015, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet delinquent; all matters as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Haverford Haven, of record in Instrument No. 20150715-0068939, and Affidavit of Correction in Instrument No. 20161206-0127945, Register's Office for Davidson County, Tennessee. Said Unit A being shown as part of Exhibit "B" of said Declaration; and any and all other restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 153 A Haverford Drive, Nashville, TN 37205

(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 our hands this 23rd day of May, 2017.

Hopkins Development Partners, LLC

By: Tristan Kinsley
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Tristan Kinsley, 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 Chief Manager of Hopkins Development Partners, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of Hopkins Development Partners, LLC, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 23rd day of May, 2017.

Notary Public

My Commission Expires: 3/6/18

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY