Bill Garrett Davidson County
Batch# 3930 DEEDWARR
09/22/2017 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20170922-0097667

WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$419,900.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2017.

Notary Public

My commission expires: 6/25/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hogan Scott Bryant & **Mary Katherine Abele Bryant**	NEW OWNER(S)	**091-07-0-M-001.00co**
4906 Tennessee Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nations Park Cottages, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hogan Scott Bryant and Mary Katherine Abele Bryant, 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 No. 1, on the Plan of Nations Park, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Nations Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140502-0037591, amended in Instrument No. 20140506-0038563, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Nations Park, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140502-0037591, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to James A. Satterfield, as to a 50% undivided interest, and Ronald H. Griffeth, as to a 50% undivided interest, as tenants in common by Deed dated April 30, 2013, from Henry E. Seaton, III, Trustee of the H. Edward Seaton Trust U/A/D March 26, 1997, of record in Instrument No. 20130503-0044986, and further conveyed to Nations Park, LLC, a Tennessee limited liability company, by Quitclaim Deed dated May 1, 2014, from James A. Satterfield and Ronald H. Griffeth, of record in Instrument No. 20140502-0037588, and as corrected by Affidavit of Scrivener's Error dated May 5, 2014, the Grantee was corrected to be identified as Nations Park Cottages, LLC, a Tennessee limited liability company, of record in Instrument No. 20140506-0038562, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Nations Park, a Horizontal Property Regime with Private Elements, as shown in Instrument No. 20140502-0037591, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **All matters shown on the Plan of record in Plat Book 57, Page 172, said Register's Office for Davidson County, Tennessee.**

3) **Declaration of Covenants, Conditions and Restrictions and Bylaws of Nations Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140502-0037591, and amended in Instrument No. 20140506-0038563, Register's Office for Davidson County, Tennessee.**

4) **Charter of Nations Park Corporation of record in Instrument No. 20140502-0037590, Register's Office for Davidson County, Tennessee.**

5) **Declaration of Restrictions and Covenants for Stormwater Facilities & Systems of record in Instrument No. 20140701-0057472, said Register's Office for Davidson County, Tennessee.**

6) **Agreement for Dedication of Public Street & Right-of-Way of record in Instrument No. 20141014-0094756, said Register's Office for Davidson County, Tennessee.**

7) **Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County Acting by and Through The Electric Power Board of said Government of record in Instrument No. 20150521-0047007 and in Instrument No. 20150521-0047008, said Register's Office for Davidson County, Tennessee.**

8) **2017 Davidson County Taxes, a lien, which have been prorated and paid by the Grantor herein.**

This is improved (X) property, known as **4906 Tennessee Avenue, Nashville, TN 37209**

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 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/our hand(s) this **18th** day of **September, 2017.**

Nations Park Cottages, LLC, a Tennessee limited liability company

By: _____
John T. Cook, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **John T. Cook**, 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 **Authorized Agent** of **Nations Park Cottages, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee limited liability company by himself as such **Authorized Agent.**

Witness my hand and official seal at Nashville, Tennessee, this **18th day** of **September, 2017.**

_____
Notary Public

My Commission Expires:_____



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY