Bk 36

WARRANTY DEED

Bill Garrett Davidson County
Batch# 11855 DEEDWARR
10/11/2017 02:43:29 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171011-0104434

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 275,000.00.

Affiant

Subscribed and sworn to me on October 9, 2017.

NOTARY PUBLIC

My Commission Expires: 1-9-18

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30951

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dowd Development and Design LLC 1518 Clayton Avneue Nashville, TN 37212	SAME AS NEW OWNER	-118-09-0-273.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew Zenor and wife, Karen Zenor, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Dowd Development and Design LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Noelton Subdivision, a Resubdivision of Lots 1, 2 and 3, of record in Instrument No. 20170816-0084231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Zenor and wife, Karen Zenor by Warranty Deed from Aspen Construction Holdings LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20160405-0032465, Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 05, 2016.

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

1. 2017 Davidson County taxes which have been assumed by the Grantee and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public record.
2. Subject to all matters shown on the Plan of record in Instrument No. 20170816-0084231, which voids, vacates & supercedes Instrument No. 20140617-0052839, Register's Office for Davidson County, Tennessee.
3. Right of Way of Lealand Lane and Noelton Avenue, aka Snowden Road
4. Restriction against Duplexes and Access from Lealand Lane as set forth in Plat of record in Instrument No. 20140617-0052839, in the Register's Office for Davidson County, Tennessee.

6. Easement Agreement for 15 foot Ingress and Egress Easement of record in Instrument No. 20160406-0032467, and as Corrected in Correction Easement Agreement of record in Instrument No. 20170321-0027602, in the Register's Office for Davidson County, Tennessee.
7. Construction of any residential unit shall pass architectural review by owners of 3404 Lealand Lane, Nashville, TN. This restriction shall terminate upon the issuance of a certificate of occupancy once construction is complete.

This property is also known as unimproved property located at 3400 Lealand Lane, Nashville, TN 37204.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 9th day of October, 2017.

Andrew Zenor

Andrew Zenor

Karen Zenor

Karen Zenor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 9, 2017, before me personally appeared Andrew Zenor and wife, Karen Zenor to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on October 9, 2017.

Andrea Freeman

NOTARY PUBLIC

My Commission Expires: 3/3/2020

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020