WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-39937

Bill Garrett Davidson County
Batch# 18221 **DEEDWARR**
10/25/2017 03:15:42 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20171025-0109595

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: My Comm. Expires April 13, 2019

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old South Construction, LLC, a Tennessee Limited Liability Company	New Owner	10410011600
(NAME)	(NAME)	
245 Noah Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer S. Rothrock, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Old South Construction, 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, to-wit:

Land in Davidson County, Tennessee, being Lot No. One (1) on the Plan of Section 2, Hudgins Manor Subdivision, of record in Plat Book 4885, Page 139, Register's Office, being a resubdivision of Lot No. 180 as shown on the Plan of Dr. R. W. Grizzard's Subdivision of part of The Bosley Tract not of record for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer S. Rothrock, an unmarried woman by Deed from Owen Nichols Meredith and wife, Mary Virginia Meredith, dated December 20, 2004 and recorded December 28, 2004 of record in Instrument No. 20041228-0153177, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2018 and subsequent years, a lien not yet due and payable. 2017 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 4885, Page 139, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Document No. 20020910-0109876 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

unimproved ☐

This is improved ☑ property, known as 413 Chesterfield Avenue, Nashville, TN 37212
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 20th day of October, 2017.

Jennifer S. Rothrock

State of Tennessee
County of Williamson

Personally appeared before me Jennifer S. Rothrock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of October, 2017.

Notary Public _____
My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

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