Bill Garrett Davidson County
Batch# 18223 DEEDWARR
10/25/2017 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $749.25
20171025-0109599

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF DECEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC

WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Vanderpool Law, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9244

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
P&P Development LLC	SAME AS NEW OWNER	09113000300
PO BOX 159342		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

RAYMOND H. CANADY, AN UNMARRIED MAN

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

P&P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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:

Being lot No. 42 of Block "E" on the map of the 2nd Section of Crolcywood, as of record in Book 1130, Page 100, Register's Office for said County. Said Lot No. 42 fronts 60 feet on the Northerly side of Columbia Place and runs back 150 feet on the Easterly line and 154.8 feet on the Westerly line to a dead line, measuring 90 feet thereon. Being the same property conveyed to Raymond H. Canady and wife, Dorris A. Canady* by Warranty Deed from Charlie Elbert Strong, Jr. and wife, Mary Jane H. Strong, recorded on the 18th day of September, 1957 in Deed Book 2697, Page 267, in the Register's Office of Davidson County, Tennessee.

*Dorris A. Canady having since died, on November 21, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROLYWOOD SUBDIVISION, SECTION II, as recorded in Plat Book 1130, Page(s) 100, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1357, Page 343, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

This is improved property known as 6360 Columbia 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 in 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 hand on the 24th day of December, 2017.

Raymond H. Canady

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RAYMOND H. CANADY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of December, 2017.

Notary Public

My Commission Expires: 3/15/2022

STATE OF TENNESSEE NOTARY PUBLIC

File #: 17-9244

RECORD & RETURN TO:

VANDERPOOL LAW

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal