WARRANTY DEED

Bill Garrett Davidson County
Batch# 25491 DEEDWARR
11/14/2017 12:30:05 PM 2 pgs
Fees: $13.00 Taxes: $3,663.00

20171114-0116973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Neil Davidson and Gillian Patrice Davidson	New Owner	
(NAME) 2655 S LeJeune Rd., Ste. 4	(NAME)	118133C00200CO
(ADDRESS) Coral gables, FL 33134	(ADDRESS)	
(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, WE, **BRYAN DAVIS AND ELIZABETH MARVONNE DAVIS, HUSBAND AND WIFE AND SHOUVIK KUMAR DAS, UNMARRIED AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY NEIL DAVIDSON AND WIFE GILLIAN PATRICE DAVIDSON,** 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 4004 B, of Homes at 4004 Lealand Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4004 Lealand Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161005-0105436, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4004 Lealand Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161005-0105436, and Bylaws appended thereto as Exhibit "C', said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from D. Michael Dillon and wife, Stefanie M. Dillon to Bryan Davis and Elizabeth Marvonne Davis, husband and wife and Shouvik Kumar Das, unmarried as tenants in common, as recorded on the 1st day of July, 2016 in Instrument No. 20160701-0067466 and part of Warranty Deed from Christopher John Koch, married to D. Michael Dillon and wife, Stefanie M. Dillon, as recorded on the 21st day of November, 2006 in Instrument No. 20061121-0144260, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4004 B Lealand Lane, Nashville, TN 37204
(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 my hand this 8th day of November, 2017

X _____
BRYAN DAVIS

X Elizabeth M Davis
ELIZABETH MARVONNE DAVIS

X _____
SHOUVIK KUMAR DAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Davis and Elizabeth Marvonne Davis, and Shouvik Kumar Das, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of November, 2017.

Commission expires: _____
Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-KW-17-4004BH