WARRANTY DEED

Bill Garrett Davidson County
Batch# 31678 DEEDWARR
11/30/2017 10:29:46 AM 3 pgs
Fees: $18.00 Taxes: $351.50

20171130-0122152

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $95,000.00.

Affiant

Subscribed and sworn to me on November 20, 2017.

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry, Esq.
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31169

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
D & A Ventures, LLC 2925 Berry Hill Drive Nashville, TN 37204-3126	New Owner	172-03-0A-178.00-CO

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, **Woodlands Development, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **D & A Ventures, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors 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 96 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property previously conveyed to ToJo Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from BancorpSouth Bank, recorded April 18, 2012, of record in Instrument No. 20120418-0033035, in the Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Woodlands Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Tojo Investments, LLC, a Tennessee limited liability company, recorded June 12, 2014, of record in Instrument No. 20140612-0051487, in the Register's Office for Davidson County, Tennessee.

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

1. Davidson County property taxes for 2017 which have been paid by the Grantor and prorated by the parties, and taxes or special assessments for subsequent years which are not shown as existing liens by the public records.
1. All matters appearing on the Plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee.
2. All matters shown on the Plan of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 7334, Page 109, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewer System of record in Instrument No. 20031124-0170676, in the Register's Office for Davidson County, Tennessee.
6. Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
7. All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions that would violate Title 42 USC 3604.

This property is also known as unimproved property known as 1841 Sprucewood Lane, Nashville, Tennessee, 37211.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 20th day of November, 2017.

Woodlands Development, LLC, a Tennessee limited liability company

BY: _____

Armando E. Estrada, Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Armando E. Estrada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Manager of Woodlands Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Woodlands Development, LLC, a Tennessee limited liability company, by himself in his capacity as said Manager.

Witness my hand and official seal on the 20th day of November, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY