File Box 8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 42960 DEEDWARR
12/29/2017 02:32:47 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20171229-0132456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF December 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Justin Sauer and Rhandee Sauer	JPMorgan Chase Bank, N.A.	
(NAME) 3493 Ruland Place	P.O. Box 78420 (NAME)	117-05-0-194.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Phoenix, AZ. 85062	
(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, **HIDDEN VALLEY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN SAUER AND RHANDEE SAUER, HUSBAND AND WIFE,** 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 Lot 14, BLOCK C, REVISED PLAN OF LIFE & CASUALTY INSURANCE COMPANY'S SUBDIVISION OF WOODMONT ACRES, as shown on plat of record in Plat Book 843, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from W. Stokley Donelson III and wife, Ann Catherine Donelson and Daniel Andrew Donelson, unmarried to IRA Innovations, Inc. fbo Fred B. Smith IRA as recorded on the 29th day of March, 2012 in Instrument No. 20120329-0026678, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from IRA Innovations, LLC, fbo Fred B. Smith IRA to Hidden Valley Development, LLC, a Tennessee limited liability company as recorded on the 29th day of December, 2016 in Instrument No. 20161229-0136863, said Register's Office.

Being part of the same property conveyed by Quitclaim Deed from Hidden Valley Development, LLC, a Tennessee Limited Liability Company to Hidden Valley Development, LLC, a Tennessee Limited Liability Company as recorded on the 29th day of December, 2016 in Instrument No. 20161229-0136864, said Register's Office.

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 3493 Ruland Place, Nashville, TN 37215
(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 28 day of December, 2017

HIDDEN VALLEY DEVELOPMENT, LLC

BY: _____

HUNTER BATSON, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Hunter Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Hidden Valley Development, LLC the within named bargainor, a limited liability company and that he as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2017.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019