Bill Garrett Davidson County
Batch# 47196 DEEDWARR
01/11/2018 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20180111-0003882

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00.

Affiant

Subscribed and sworn to me on 01/10/2018.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL
Edmund Dabney Hadley III Margaret Bumpus Hadley 1703 HILLMONT DRIVE Nashville, TN 37215	NEW OWNER	117152B00200CO

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, Rochford Realty and Construction Company, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Edmund Dabney Hadley III and wife, Margaret Bumpus Hadley, hereinafter called **"GRANTEES,"** their 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 Unit B, 1703 HILLMONT DRIVE, as established by Declaration of 1703 Hillmont Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150505-0040982, amended and restated in Instrument No. 20171213-0127141, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to Rochford Realty and Construction Company, Inc., a Tennessee corporation by Warranty Deed from Frank T. Causer, unmarried, recorded on the 3rd day of December, 2014 in Instrument No. 20141203-0110880, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1703 HILLMONT DRIVE, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand and official seal on 01/10/2018.

Rochford Realty and Construction Company, Inc.

By: _____

Its: VP Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Donald F. Rochford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and Vice President of Rochford Realty and Construction Company, Inc., the within named bargainor, and that he as such authorized Vice President of Rochford Realty and Construction Company, Inc. has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President of Rochford Realty and Construction Company, Inc.

_____
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY