Bill Garrett Davidson County
Batch# 48901 DEEDWARR
01/18/2018 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,611.35
20180118-0005338

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
True Development, LLC	True Development, LLC	131 04 0 239.00
(NAME)	(NAME)	
1132 Duncanwood Dr.	217 Pelham Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thirty-Five Thousand Five Hundred And No/100 Dollars ($435,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Pamela L. Pilcher, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **True 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:

Land in Davidson County, Tennessee, being Lot No. 44, on the Map of Duncanwood, of record in Book 1424, Page 139, Register's Office for said County.

Said Lot No. 44 fronts 110 feet on the north side of Duncanwood Drive and runs back between lines, 194.4 feet on the west line and 192.5 feet on the east line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Pamela L. Pilcher by Warranty Deed from Frank M. Peete, and Dianna Peete Owens, Devisees under the Last Will and Testament of Louise Peete Troutman, deceased dated May 13, 2004 and recorded May 17, 2004 as Instrument No. 20040517-0057292, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1132 Duncanwood Dr., Nashville, TN 37204

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, has 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 our hands this 16 day of January, 2018

Pamela L. Pilcher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Pamela L. Pilcher, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-179049SSO

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

