WARRANTY DEED

Bill Garrett Davidson County
Batch# 60333 **DEEDWARR**
02/20/2018 12:35:38 PM 2 pgs
Fees: $13.00 Taxes: $4,237.40

20180220-0015950

File No. RW0003729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,145,243.00.

Nancy J Morgan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/26/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LESLIE GARSIDE

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Byran Fort	Same as New Owner	118-01-0-260.00
(NAME)	(NAME)	
917 Caruthers Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(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, I, **Pantheon Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Byran Fort,** married, HEREINAFTER CALLED THE GRANTEE, 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. 20 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office of said county.

Said Lot No. 20 fronts 50 feet on the South side of Caruthers Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Pantheon Development, LLC, a Tennessee limited liability company, by Warranty Deed from Legacy Partners, L.P., a Tennessee limited partnership, dated April 29, 2016, recorded May 5, 2016 in Instrument No. 20160505-0044279, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 917 Caruthers Ave, 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 16th day of February, 2018.

Pantheon Development, LLC

By: James T. Reedy, III, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James T. Reedy, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be authorized member of Pantheon Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized member.

Witness my hand this 16th day of February, 2018.

Notary Public

My commission expires: 1/20/19

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE LESLIE GARSIDE

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206