Bill Garrett Davidson County
Batch# 63241 DEEDWARR
02/28/2018 08:56:17 AM 2 pgs
Fees: $13.00 Taxes: $802.90
20180228-0018586

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $217,000.00.

Affiant

Subscribed and sworn before me this the 27th day of February, 2018.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Pierre Andre & Stephanie A. Andre 1734 Southwind Dr. Nashville, TN 37217	New Owner	135-01-0 068.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN DEVELOP NASHVILLE, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PIERRE ANDRE AND STEPHANIE A. ANDRE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Town Park Estates of record in Plat Book 3300, Page (s) 64 and 65, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being all of the same property conveyed to AHN Develop Nashville, LLC by deed from C & C Residential Properties, Inc., of record in Instrument No. 20170317-0026203, dated 03/15/2017, Register's Office for said County.

Also being all of the same property conveyed to C & C Residential Properties, Inc., by deed from Cynthia L. Burch and Jean C. Burch, as tenants in common with the rights of survivorship, of record in Instrument No. 20170315-0025227, dated 03/01/2017, Register's Office for said County.

Also being all of the same property conveyed to Cynthia L. Burch, unmarried and Jean C. Burch, unmarried, as tenants in common with the rights of survivorship, by deed from Mark M. Horne and wife, Stacey B. Horne, of record in Instrument No. 20030203-0014277, dated 01/29/2003, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1734 Southwind Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of February, 2018.

AHN Develop Nashville, LLC

By: _____ member
Ashley Howard Nelson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Howard Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the member of the within named bargainor, a limited liability company, and that she, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Ashley Howard Nelson as such member.

Witness my hand and official seal this 27th day of February, 2018.

My Commission Expires: 9-10-2018

_____
Notary Public

