Bill Garrett Davidson County
Batch# 66308 DEEDWARR
03/07/2018 02:19:30 PM 5 pgs
Fees: $28.00 Taxes: $2,549.30
20180307-0021614

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00.

Denise Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01.07.2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180024TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jerome L. Gray and Denise Gray, husband and wife	Jerome L. Gray and Denise Gray, husband and wife	
(NAME) 1701 Glen Echo Road	(NAME) 1701 Glen Echo Road	117-15-2A-008.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Eighty-Nine Thousand And No/100 Dollars ($689,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEROME L. GRAY AND DENISE GRAY, 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:

See Exhibit "A" attached hereto and made a part hereof.

unimproved ☐
This is improved ☒ property, known as 1701 Glen Echo Road, Nashville, TN 37215
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Weekley Homes, LLC, a Delaware limited liability company this 23 day of February, 2018.

Weekley Homes, LLC, a Delaware limited liability company

BY: _____
Tamara Bowen
Project/Division Coordinator

STATE OF TENNESSEE
COUNTY OF
On this 23 day of February, 2018, before me personally appeared, Tamara Bowen and acknowledged that she as project/ division coordinator of Weekley Homes, LLC, a Delaware limited liability company and that she, as project/ division coordinatorbeing authorized to do so, executed the foregoing on behalf of the LLC.

Witness my hand and official seal atSumner County, Tennessee this 23 day of February, 2018

May 23rd 2018
Commission Expires:

_____
Notary Public

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit "B" to and established by the Declaration of record in Instrument No. 20140414-0031069, amended in Instrument No. 20150615-0056310, Instrument No. 20150619-0059122, and Instrument No. 20150622-0059380, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit(s) as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being a portion of the same property conveyed to Weekley Homes, LLC, a Delaware limited liability company by Warranty Deed from STD Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150702-0064235 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 02, 2015.

Property Address: 1701 Glen Echo Road, Nashville, TN 37215
Parcel ID: 117-15-2A-008.00-CO

EXHIBIT "A"

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True Copy Certification

I, Jamaal Boykin, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Carla D Moore, a notary public for this county and state, Jamaal Boykin who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires May 23 2018

Notary Seal

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY