WARRANTY DEED

Prepared by:
Return to:
Kaplan & Rosenthal Title, Inc.
[illegible] Woodgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 81554 DEEDWARR
04/17/2018 09:11:48 AM 2 pgs
Fees: $13.00 Taxes: $1,399.09

20180417-0035908

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,132.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-030258

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Saunders and Emily Saunders	New Owner	
(NAME)	(NAME)	
2934 Cherrybark Court		097-16-0-B-12.00CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-EIGHT THOUSAND ONE HUNDRED THIRTY-TWO AND NO/100 DOLLARS ($378,132.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GRANDVIEW BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT SAUNDERS AND EMILY SAUNDERS, 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Towering Oaks, Phase 3 of record in Plat at Instrument No. 20170216-0015923, 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 a portion of the same property conveyed to Highland Falls Tennessee, LLC, a Tennessee limited liability company by Special Warranty deed from Tenn. Contractors, Inc., a Tennessee corporation of record in Instrument No. 20170323-0028599 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 23, 2017.

Being a portion of the same property conveyed to SDH Nashville LLC, a Georgia limited liability company by Quitclaim deed from Highland Falls Tennessee, LLC, a Tennessee limited liability company of record in Instrument No. 20170502-0043029 Register's Office for Davidson County, Tennessee, dated April 27,

2017 and recorded on May 02, 2017.

Being a portion of the same property conveyed to Grandview Building Group, LLC, a Tennessee limited liability company by Special Warranty deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No. 20170906-0091644 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 06, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: Instrument No. 20170216-0015923, Instrument No. 20161214-0131103, Instrument No. 20010614-0062786, Instrument No. 20010205-0010996, Instrument No. 20151022-0107402; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2934 Cherrybark Court, Hermitage, TN 37076
(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.

Witness my/our hand(s) this the 11th day of April, 2018

Grandview Building Group, LLC, a Tennessee limited liability company

BY: _____
Steve Bone
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 11th day of April, 2018, before me personally appeared Steve Bone, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Grandview Building Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of April, 2018.

_____
Notary Public

My Commission Expires: 10-12-19
(SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County