Bill Garrett Davidson County
Batch# 83401 DEEDWARR
04/20/2018 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20180420-0037551

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

M-VRES-18-01821

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Enchanted Developments, LLC	New Owner	
(NAME)	(NAME)	081-06-0A-013.00-CO
2308 Claylick Rd		
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALISHA D. SMITH AND TODD HADDOCK, SR., WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ENCHANTED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its heirs, successors and assigns, that 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. 13 on the Plan of Resubdivision for the Remainder of Lots 4 through 8; and part of Lot 3 of the Subdivision of the East Part of Lot 10 of the Harding Bosley Tract of record in Instrument Number 20030516-0067328, and revised in Instrument Number 20031014-0151915, 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 the same property conveyed to Alisha D. Smith by Special Warranty Deed from Homesales, Inc., by its duly authorized Attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS) of record in Instrument No. 20090427-0037648 Register's Office for Davidson County, Tennessee, dated March 26, 2009 and recorded on April 27, 2009.

NOTE: THE SAID TODD HADDOCK, SR. JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 547, Page 4, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20030516-00167328 and re-recorded in Instrument Number 20031014-0151915, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090430-0039420, as amended and restated in Instrument Number 20131004-0104723, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas of record in Instrument Number 20090521-0046933; 200905210046932 and 20090521-0046931, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20100216-0011850, in the Register's Office for Davidson County, Tennessee.
- Right of way easement agreement of record in Book 5014, Page 27, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 1430, Page 514, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Book 2638, Page 413, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4982,

Page 94 and book 4982, page 98, in the Register's Office for Davidson County, Tennessee.
- Easement contained in Deed of record in Book 7675, Page 468 and Book 8320, page 175, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 9027, Page 185 and Book 9027, page 188, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1821 28th Avenue North, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF APRIL, 2018.

Alisha D. Smith

Todd Haddock, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISHA D. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD HADDOCK, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY