Bill Garrett Davidson County
Batch# 84954 DEEDWARR
04/26/2018 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20180426-0039492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$815,000.00**

Affiant

Subscribed and sworn to before me this 24th day of April, 2018

Notary Public
My Commission expires: 3·10·19
(Affix Seal)

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adam Cottrill	USAA FSB	16000012900
5624 South Hillview Drive	10750 McDermott Freeway	
Brentwood, TN 37027	San Antonio TX 78288	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **H3 PROPERTY DEVELOPMENT GROUP, LLC**, a Tennessee Limited Liability, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adam Cottrill and Danni Cottrill, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Williamson County, Tennessee:

Being Lot No. 35 on the Plan of Boker Heights, Section Two, as of record in Book 4300, Page 1, Register's Office for said County.

Said Lot No. 35 fronts 152 feet on the northeasterly side of South Hillview Drive and extends back 324.97 feet on the northwesterly line and 201.15 feet on the southeasterly line to a dead line, measuring 275.21 feet thereon.

Being the same property conveyed to H3 Property Development Group, LLC, from Gwynn E. Hoagland by Warranty Deed on November 1, 2016, of record in Instrument Number 20161103-0116253, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, for Map & Parcel 16000012900, not yet due and payable. .
- Subject to all matters as shown on the Plan of record in Plat Book 4300, Page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5624 South Hillview Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 24, 2018.

H3 PROPERTY DEVELOPMENT GROUP LLC

By: Bradley W. Holden, Operating Manager/Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bradley W. Holden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized member/ operating manager (or other officer authorized to execute the instrument), **H3 PROPERTY DEVELOPMENT GROUP LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at office the day and year above written.

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

