WARRANTY DEED

Bill Garrett Davidson County
Batch# 95556 DEEDWARR
05/22/2018 01:42:55 PM 2 pgs
Fees: $13.00 Taxes: $3,996.76

20180522-0049087

File No. RW0004026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,206.46.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018.

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

RWalters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Froschauer and Heather A. Froschauer	New Owner	117-07-4C-001.00
(NAME)	(NAME)	
3422 A Benham Avenue	20683 Decatur Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215	Cassopolis, MI 48031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Pantheon Development, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey D. Froschauer and Heather A. Froschauer, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3422 Benham Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160505-0044311 as amended by 20160816-0085507, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Kevin McGuigan, unmarried and Jarred Smith, unmarried, as joint tenants with rights of survivorship by Warranty deed from Jerry L. Bryson and Kelliher A. Bryson, husband and wife of record in Instrument No. 20060626-0076168 Register's Office for Davidson County, Tennessee, dated June 19, 2006 and recorded on June 26, 2006.

Being a portion of the same property conveyed to Pantheon Development, LLC by Warranty deed from Kevin Smaller Kevin CC of record in Instrument No. 20160505-0044307 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 5, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3422 A Benham Avenue, Nashville, TN 37215

(House Number)	(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 hand this 18th day of May, 2018.

Pantheon Development, LLC

James Reedy, III, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James Reedy, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Member of Pantheon Development, LLC, a Tennessee LLC, the within named bargainor, and that he/she as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Member.

Witness my hand this 18th day of May, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206