Bill Garrett Davidson County
Batch# 99825 DEEDWARR
06/04/2018 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,452.25
20180604-0052999

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Meghan Frances Moore **Christopher Pickering Sandwith** **5921A Robertson Avenue** **Nashville, TN 37209**	**Renasant Bank** **P. O. Box 11733** **Newark, NJ 07101**	**00-091-09-0-Y-1.00 CO**

State of Tennessee
County of DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is **$392,500.00**.

Affiant

Sworn to and subscribed before me this 31st day of May, 2018.

Notary Public
My commission expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAND DEVELOPMENT.COM, INC.**, a Tennessee corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **MEGHAN FRANCES MOORE**, an unmarried woman and **CHRISTOPHER PICKERING SANDWITH**, an unmarried man, as tenants in common with right of survivorship (collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declarations of Covenants, Conditions and Restrictions for 5921 Robertson Avenue Town homes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160830-0090594, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to LAND DEVELOPMENT.COM, INC., by deed from LEATON NOAH WAYNICKM JR. UNMARRIED, of record in Instrument No. 20160706-0069208, dated June 30, 2016, as corrected in Scrivener's Affidavit in Instrument No. 20160901-0091899, dated August 30, 2016, said Register's Office.

This is improved property known as **5921A Robertson Avenue, Nashville, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 31 day of May, 2018.

GRANTOR:

LAND DEVELOPMENT.COM, INC.,
a Tennessee corporation

GREGORY S. PERRONE, Duly Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Duly Authorized Agent of Land Development.Com, Inc., the within named bargainor, a corporation, and that he as such Duly Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand, at office, this 31 day of May, 2018.

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 00-091-09-0-Y-1.00 CO.

2. Matters shown on the Plan of record in Book 421, page 63, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160830-0090594, said Register's Office.

4. Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160830-0090594, said Register's Office.

5. Easements as set forth in the Declaration of Covenants, Conditions and of record in Instrument No. 20160830-0090594, said Register's Office.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 9-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020