Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 112320 DEEDWARR
07/03/2018 12:01:07 PM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20180703-0064465

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF July, 2018.

A. Scott Hubbard
Notary Public

MY COMMISSION EXPIRES: 11-23-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SDNashville Real Estate Group, LLC	SDNashville Real Estate Group, LLC	
(NAME) P.O. Box 9398	(NAME) P.O. Box 9398	118-13-3D- 001.00CO
(ADDRESS) Rancho Santa Fe, CA 92067	(ADDRESS) Rancho Santa Fe, CA 92067	
(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, WE, **NICHOLAS WITTICH HAYLER, MARRIED AND KENNETH MICHAEL HAN AND DEBBIE EIKO MATSUMOTO HAN, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SDNASHVILLE REAL ESTATE GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY**, 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 Unit 1 of 1006 CALDWELL LANE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1006 CALDWELL LANE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161122-0123303, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1006 CALDWELL LANE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161122-0123303, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Mary E. Mallen-Watson, Trustee of the M.E. Mallen-Watson 2015 Living Trust to Nicholas Wittich Hayler, married and Kenneth Michael Han and Debbie Eiko Matsumoto Han, husband and wife, as tenants in common with right of survivorship as recorded on the 22nd day of November, 2016 in Instrument No. 20161122-0123302, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1006 A Caldwell Lane, Nashville, TN 37204
(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 29th day of June, 2018

Nicholas Wittich Hayler by Kevin D. Montgomery, attorney in fact

NICHOLAS WITTICH HAYLER, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT OF RECORD IN INSTRUMENT NO. 20171211-0126015, SAID REGISTER'S OFFICE.

Kenneth Michael Han by Kevin D. Montgomery, attorney in fact

KENNETH MICHAEL HAN, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT OF RECORD IN INSTRUMENT NO. 20171211-0126016, SAID REGISTER'S OFFICE.

Debbie Eiko Matsumoto Han by Kevin D. Montgomery, attorney in fact

DEBBIE EIKO MATSUMOTO HAN, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT OF RECORD IN INSTRUMENT NO. 20171211-0126016, SAID REGISTER'S OFFICE.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of June, 2018, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicholas Wittich Hayler, Kenneth Michael Han and Debbie Eiko Matsumoto Han and acknowledged that he executed the same as the free act and deed of Nicholas Wittich Hayler, Kenneth Michael Han and Debbie Eiko Matsumoto Han.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2018.

Commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

Notary Public