

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $809,900.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joseph L. Martinez 1002 Draughon Avenue Nashville, TN 37204	New Owner	118-09-0O002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **March Developments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph L. Martinez, unmarried,** hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. B of Homes at 3515 Lealand Lane, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 3515 Lealand Lane, a Horizontal Property Regime With Private Elements of record in Instrument Number 20171011-0104237 as amended in Instrument No. 20180628-0062806, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements in said Declaration.

Being a portion of the same property conveyed to March Developments, LLC by warranty deed from Larry L. Woods, as Executor under the Last Will & Testament of Ruth S. Woods of record in Instrument No. 20171002-0100458 Register's Office for Davidson County, Tennessee, dated 09/29/2017 and recorded on 10/02/2017.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1002 Draughon Avenue, Nashville, Tennessee 37204

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Bill Garrett Davidson County
Batch# 116568 DEEDWARR
07/16/2018 09:33:57 AM 2 pgs
Fees: $13.00 Taxes: $2,996.63



20180716-0068682

Witness my/our hand(s) this 12th day of July, 2018.

March Developments, LLC

By: Sean Davidson
Sean Davidson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean Davidson, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of March Developments, LLC, the within named bargainor, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Sean Davidson, as such Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of July, 2018.

Jennifer D Stacey
Notary Public

My Commission Expires: 10/3/21

