Bill Garrett Davidson County
Batch# 117059 DEEDWARR
07/17/2018 01:08:57 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20180717-0069475

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 59997
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tyler Brian Sutton Allison Marie Ashforth 6377 Alamo Place Nashville, TN 37209	New owner

TAX MAP PARCEL NUMBERS: 090120P00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$369,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jordan M. Duncan Soderholm, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Brian Sutton, an unmarried man and Allison Marie Ashforth, an unmarried woman, joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 6377 on the Plan of Croleywood Cottages II, shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150323-0024916, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jordan M. Duncan by Warranty Deed from JHAS Constructions, LLC, a Tennessee Limited Liability Company, dated October 15, 2015 and recorded on October 16, 2015 of record in Instrument No. 20151016-0105617, Register's Office for Davidson County, Tennessee. The said Jordan M. Duncan is now known as Jordan M. Duncan Soderholm.

Stephen Soderholm, spouse of Jordan M. Duncan Soderholm, joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150323-0024916, said Register's Office to which plan reference is hereby made for a more complete description. All Matters shown on Instrument No. 201501210005936, said Register's Office. Maintenance Agreement of record in Instrument No. 20141217-0115397, said Register's Office for stormwater management facilities and assignment and assumption of record in Instrument No. 20151016-0105616, said Register's Office. Charter of Croleywood Cottages II of record in Instrument No. 20150323-0024915, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150323-0024916, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 6377 Alamo Place, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of July, 2018.

Jordan M Duncan Soderholm
Jordan M. Duncan Soderholm

Stephen Soderholm

State of Tennessee

County of Davidson

On this 12th day of July, 2018, before me the undersigned authority, personally appeared Jordan M. Duncan Soderholm and Stephen Soderholm, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $369,000.00.

Affiant

Sworn and subscribed before me this 12th day of July, 2018.

Notary

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON