# WARRANTY DEED

Bill Garrett Davidson County
Batch# 121122 DEEDWARR
07/26/2018 11:20:28 AM 2 pgs
Fees: $13.00 Taxes: $3,062.49

20180726-0072963

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,700.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nicholas Carter Gordon | | 118-09-0O |
| (NAME) | (NAME) | (MAP) |
| 1000 Draughon Avenue | | 00100 CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 **Nicholas Carter Gordon and Jane Gordon, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 3515 Lealand Lane, as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Homes at 3515 Lealand Lane, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20171011-0104237 as amended in Instrument Number 20180628-0062806, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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: 1000 Draughon Avenue, Nashville, Tennessee 37204

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/our hand(s) this 29th day of June, 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 bargainer, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the proposes 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 29th day of June, 2018.

Jennifer L Stacy
Notary Public

My Commission Expires: 10/3/21

