39B

Bill Garrett Davidson County
Batch# 121246 DEEDWARR
07/26/2018 02:56:25 PM 2 pgs
Fees: $13.00 Taxes: $1,701.63
20180726-0073132

File No. 18-07-15625

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Ryan McCay & Madison McCay	F & M Bank	Map and Parcel
1009B Shadow Lane	50 Franklin St.	084010i00200co
Nashville, TN 37206	Clarksville, TN 37040	
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Infill Homes, LLC a Tennessee limited company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ryan McCay and Madison McCay, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1009 B, on the Plan of 1009 Shadow Lane Townhomes, attached as Exhibit "B" to the declaration of Covenants, Conditions and Restrictions for 1009 Shadow Land Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170504-0044307, in Register's Office for Davidson County Tennessee, to which reference is hereby made for a more particular description of said unit.

Being portion of the same property conveyed to Infill Homes, LLC, a Tennessee limited company by Warranty Deed from PHP Realty Company, L.P., a Tennessee limited partnership of record in Instrument Number 20170504-0044306, Register's Office for Davidson County, Tennessee.

This is improved property commonly known 1009B Shadow Lane, Nashville, Tennessee 37206.

This conveyance is subject to the following:
1. Taxes for the year 2018 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Book 3600, page 37; as amended in Book 3805, page 360 and Instrument No. 20170504-0044307, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $459,900.00.
(
(
(Subscribed and sworn to before me
(this 25th day of July, 2018.
(
(
(My Commission Expires: 3/15/22

Affiant

Notary Public

ANGELA Y. POSTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25 day of July, 2018.

INFILL HOMES, LLC, A TENNESSEE LIMITED COMPANY

BY: _____ MANAGER

STATE OF Michigan)
COUNTY OF Grand Traverse)

On this 25 day of July, in the year 2018, before me the undersigned, personally appeared Jeffrey Checko, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the Member of Infill Homes, LLC, a Tennessee limited company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said limited liability company for the purpose therein contained as Member/mgr.

My Commission Expires 06/08/2024

Notary Public

LISA ANDERSON NOTARY PUBLIC STATE OF MICHIGAN

Lisa Anderson
Notary Public of Michigan
Grand Traverse County
Expires 06/08/2024
Acting in the County of _____