**NEW OWNER:**

Matthew P. Townsend
2407 B Dowlan Street
Nashville, TN 37208

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**FILE NO:** 18-0462

081-02-0E-002.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 126115 **DEEDWARR**
08/07/2018 12:41:27 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20



20180807-0077635

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Six Thousand and 00/100 Dollars ($276,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MATTHEW P. TOWNSEND, AN UNMARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit 2407B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2407 Dowlan Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160107-0001826, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles Greenleaf, a married man and William Greenleaf, a married man, of record in Instrument No. 20151203-0121838, Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 03, 2015.**

**Being also known as 2407 B Dowlan Street, Nashville, TN 37208**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 3 day of ~~July~~ August, 2018.

TBC DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY

BY: JAMES M. BEACH, MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES M. BEACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that HE is a MEMBER of TBC DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 3 day of ~~July~~ August, 2018.

Hunter B. Thrasher

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 276,000.00 .

AFFIANT

Sworn to and subscribed to before me this 6th day of July, 2018.

NOTARY PUBLIC

My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY