WARRANTY DEED

Bill Garrett Davidson County
Batch# 128410 DEEDWARR
08/13/2018 03:15:12 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20180813-0079841

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$700,000.00.**

Affiant

Subscribed and sworn to before me this 10TH day of AUGUST, 2018

Carmen Coats

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark Shannon	MORTGAGE INVESTORS GROUP	105-02-1J-002.00CO
918 Southside Place	8320 EAST WALKER SPRINGS LN, STE 200	
Nashville, TN 37203	KNOXVILLE, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Owasso Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **M. Elliott Shannon, an unmarried man, and Mark Shannon and Laura Shannon, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 916 Southside Homes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20170120-0006397, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Owasso Development, LLC, from Split Rock Development, LLC by Warranty Deed on February 27, 2017, of record in Instrument Number 20170302-0020976, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on the Plan as set out on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170120-0006397, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170120-0006397, Register's Office for Davidson County, Tennessee.
- Charter of 908 Southside Homes Owner's Association, Inc. Association, Inc., of record in Instrument No. 20170120-0006397, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 4860, page 25, Register's Office for said County. Restrictive Covenants of record in Book 4220, page 723, and Book 6236, page 263, Register's Office for said County.
- Charter of Edgehill Estates Homeowner's Association, Inc., of record in Book 7526, page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as: **918 Southside Place, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 10, 2018.

Owasso Development, LLC, a Tennessee limited liability company

BY: _____
Ryan Talbert, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ryan Talbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of **Owasso Development, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/1/22
NOTARY PUBLIC

ANDREW H. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY