Bill Garrett Davidson County
Batch# 131772 DEEDWARR
08/21/2018 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20180821-0082945

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel
Thomas J. Gordon and Leslie C. Gordon **6233 Suzy Dr.** **Antioch, TN 37013**	**Same**	**174-11-0B-059.00 CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$319,000.00**.

Affiant

Sworn to and subscribed before me this 20th day of August, 2018.

Notary Public
My commission expires: 5/31/22

EMILY JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAND DEVELOPMENT.COM, INC.,** a Tennessee corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **LESLIE C. GORDON and THOMAS J. GORDON, wife and husband,** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 59, on the plan of Final Plat of the Grove at Cane Ridge, Phase Three, as shown by plat of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, by deed from WILSON BANK & TRUST AND CITIZENS BANK OF LAFAYETTE, of record in Instrument No. 20160405-0032520, dated March 31, 2016, said Register's Office.

This is improved property known as **6233 Suzy Drive, Nashville, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 20th day of August, 2018.

GRANTOR:

LAND DEVELOPMENT.COM, INC.,
a Tennessee corporation

Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.Com, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand, at office, this 20th day of August, 2018.

Carrie Borden
Notary Public

My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Exhibit A
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 174-11-0B-059.00 CO.

2. Matters shown on the Plan of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20100526-0040558, Instrument No. 20060112-0004819, Instrument No. 20101228-0102708, Instrument No. 201206040048269, and Instrument No. 20160601-0055259, said Register's Office.

4. Transmission Line Easement of record in Book 4420, page 36, Book 4428, page 565 and Book 5163, page 803, in the Register's Office for Davidson County, Tennessee.

5. Easements to United Telephone Co. of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

6. Dedication of Easement for water mains, access road, powerlines and appurtenances of record in Book 5078, page 476, in the Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 20050413-0041341 and Instrument No. 20070130-0012097, in the Register's Office for Davidson County, Tennessee.

8. Assignment of Declarant Rights of record in Instrument No. 201205240045182, in the Register's Office for Davidson County, Tennessee.

9. Application for Greenbelt in Instrument No. 20060719-0087192, said Register's Office.

10. Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103, said Register's Office.

11. Easement as set forth in the Declaration of Covenants, Conditions and of record in Instrument No. 20000905-0087103, said Register's Office.

12. Notice of Completion of record in Instrument No. 20180615-0057869, said Register's Office.

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda J. Arthur
Notary's Signature

My Commission Expires: 05/23/2022

