Bill Garrett Davidson County
Batch# 132270 **DEEDWARRSP**
08/23/2018 11:46:34 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20180823-0083655

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-4-21
(AFFIX SEAL)

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Phil Reynolds, Trustee of the Voce Residential Trust dated July 5, 2018 6 Cadillac Drive, Suite 300 Brentwood, TN 37027	New Owner	159 06 0B 015.00-CO

For and in consideration of the sum of Four Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($449,900.00), 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, **Voce Development Company, 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 **Phil Reynolds, Trustee of the Voce Residential Trust dated July 5, 2018,** 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 Lot No. 15 on the Plan of Final Plat of Voce, Phase 2A of record in Plat at Instrument No. 20150820-0083857, 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 Voce Development Company, LLC by Special Warranty deed from Granny White Cabin Realty, LLC of record in Instrument No. 20150701-0063699 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on July 01, 2015.
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 ☒ improved ☐ 1700 Woodsong Drive, Brentwood, TN 37027

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 11th day of July, 2018.

Voce Development Company, LLC

BY: _____
R. Shannon Pollard, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Shannon Pollard, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Voce Development Company LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said R. Shannon Pollard, as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of July, 2018.

Lisa W Carnes
Notary Public

My commission expires 7/20/2021

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY