WARRANTY DEED

Bill Garrett Davidson County
Batch# 134272 **DEEDWARR**
08/28/2018 03:31:01 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20180828-0085377

File No.: ALW-18-5549

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

JADEN SUE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN MUSHANEY	New Owner	103060K00100CO
(NAME)	(NAME)	
5549 KENDALL ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **EAGLE POINT OUTDOOR, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRIAN AND TORRIE MUSHANEY, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, HOMES AT 5551 KENDALL DRIVE, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180622-0060434, as amended at Instrument No. 20180724-0072175, in the Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Gary Fradkin and Carol Fradkin, as tenants by the entirety to Eagle Point Outdoors, LLC a Tennessee limited liability company, as recorded on the 18th day of May, 2018 in Instrument No. 20180518-0047969, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5549 KENDALL ROAD, NASHVILLE, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this 22nd day of August, 2018.

EAGLE POINT OUTDOOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: BRIAN RICHARDSON
ITS: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of August, 2018, before me personally appeared BRIAN RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of EAGLE POINT OUTDOOR, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of August, 2018.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171