Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ELIZABETH HARLAND WILLIS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: JANUARY 30, 2022 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $125,000.00 Brittamon Affiant Subscribed and sworn to before me, this 26th day of September, 2018. Elizabeth Harland Willis Notary Public My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 147222 **DEEDWARR**
10/01/2018 10:50:04 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20181001-0096942

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AC Homes LLC	**New Owner**	**Map/Parcel 050-13-0-044.00**
3221 Ewingdale Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

East Valley Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AC Homes LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map/Parcel 050-13-0-044.00

Land in DAVIDSON County, Tennessee, being Lot Number 22 on the Plan of Section One, Golden Valley Estates, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Northfork Properties, LLC, by Warranty Deed, from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, dated July 10, 2008, of record in Instrument No. 20080724-0075755, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Shawn K. McClanahan a fifty percent (50%) interest as Tenant in Common and Stephen A. McClanahan, Jr. a fifty percent (50%) interest as Tenant in Common, by Quitclaim Deed, from Northfolk Properties, Inc., dated August 29, 2016, of record in Instrument No. 20160916-0097836, Register's Office for Davidson County, Tennessee. Said property being further conveyed to East Valley Homes, LLC, by Quitclaim Deed, from Shawn K. McClanahan and Stephen A. McClanahan, Jr., dated October 14, 2016, of record in Instrument No. 20161118-0122157, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 4175, Page 142, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4447, Page 108, amended in Book 4447, Page 594, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3221 Ewingdale Drive, Nashville, TN 37207.

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 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 GRANTEES, 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 26th day of September, 2018.

East Valley Homes, LLC

By: Shawn Earl, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Shawn Earl, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of East Valley Homes, LLC, a Tennessee limited liability company, and who further acknowledged that she as such Member of East Valley Homes, LLC, being fully authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2018.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **180482SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027