Karen Y Johnson Davidson County
Batch# 151881 DEEDWARR
10/17/2018 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,798.20
20181017-0102647

WARRANTY DEED

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/08/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Reed Glover	New Owner	105-07-0-207.00
(NAME)	(NAME)	
510B Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Cheryl A. Khan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Reed Glover and Jessica K. Glover, husband and wife, 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:

Land in Davidson County, Tennessee, being Unit 510B Townhomes at 510 Hamilton, as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 510 Hamilton, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170309-0023351, 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 James A. Freeze, an unmarried person and Anna B. Watson, an unmarried person, as joint tenants with right of survivorship by Warranty Deed from Alliance Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20040312-0028560, Register's Office for Davidson County, Tennessee, dated March 11, 2004, and recorded on March 12, 2004. The said James A. Freeze having since died.
Being a portion of the same property conveyed to Nashville Partners, GP, a Tennessee General Partnership, by Warranty deed from Anna B. Watson, unmarried, of record in Instrument No. 20160921-0099223, Register's Office for Davidson County, Tennessee, dated September 12, 2016, and recorded on September 21, 2016.

Being a portion of the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Partners, GP, a Tennessee General Partnership, of record in Instrument No. 20161123-0123696, Register's Office for Davidson County, Tennessee, dated November 21, 2016, and recorded on November 23, 2016.

Being the same property conveyed to Cheryl A. Khan by Warranty deed from Province Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180803-0076575, Register's Office for Davidson County, Tennessee, dated July 27, 2018, and recorded on August 03, 2018.

unimproved ☐

This is improved ☑ property, known as 510B Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (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 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 hand this 25th day of September, 2018.

Cheryl A. Khan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25th day of September, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cheryl A. Khan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

My Commission Expires:
07.08.2019

Notary Public

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

Certification of Authenticity

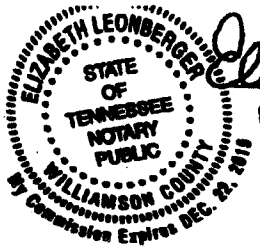
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).