WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153244 DEEDWARR
10/22/2018 03:00:49 PM 2 pgs
Fees: $13.00 Taxes: $2,537.83

20181022-0104652

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 19TH DAY OF OCTOBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

File No.: ALW-18-1009-UNITA

(AFFIX SEAL)

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
Littell E. Wilson, III and Kimbra S. Hoehn	CITIZENS BANK N.A. ~~New Owner~~ etc	105094I00100CO
(NAME)	(NAME)	
1009 CALDWELL AVE UNIT A	6100 TOWER CIRCLE, STE 600	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	FRANKLIN, TN 37067	
(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, **MAGNESS DEVCO 16, GP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LITTELL E. WILSON, III, A SINGLE MAN AND KIMBRA S. HOEHN, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.**, 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 1009 CALDWELL AVENUE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180118-0005531, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Cynthia Lee Popplewell, unmarried to Magness Devco 16, GP, as recorded on the 26th day of April, 2017 in Instrument No. 20170426-0040893 and part of Warranty Deed from Daniel Polley, unmarried to Cynthia Lee Popplewell, unmarried, as recorded on the 12th day of October, 2009 in Instrument No. 20091012-0094605, 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 1009 CALDWELL AVE UNIT A, NASHVILLE, TN 37204
(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 19th day of October, 2018.

MAGNESS DEVCO 16, GP

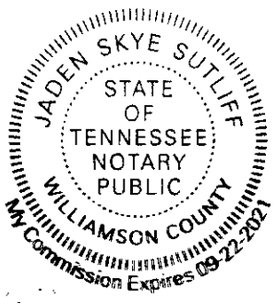
BY: WILLIAM SMALLMAN
ITS: MANAGING PARTNER

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of October, 2018, before me personally appeared WILLIAM SMALLMAN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a MANAGING PARTNER of MAGNESS DEVCO 16, GP, the within named bargainor, a partnership, and that he as such MANAGING PARTNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of October, 2018.

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

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