WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157308 DEEDWARR
11/07/2018 10:32:30 AM 2 pgs
Fees: $13.00 Taxes: $8,132.01
20181107-0110277

MST 2018-0389

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,197,839.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Nov., 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Strane	New Owner	129-04-0-028.00
(NAME)	(NAME)	
132 Hardingwoods Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Gregg & Rains Building Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Strane and Julie Strane, 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 Lot No. 27 on the Plan of Harding Woods of record in Plat Book 2900, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 212. 8 feet on the Northerly side of Harding Woods Place, and extends back 309. 3 feet on the Westerly line and 290 feet on the Easterly line, to a dead line in the rear, on which it measures 218.2 feet.

Being the same property conveyed to Donald D. Hildebrand and wife, Jewel Hildebrand by Warranty deed from Florence B. Vaughn of record in Book 4867, page 964, Register's Office for Davidson County, Tennessee, dated November 13, 1974 and recorded on November 13, 1974. The said Jewel Hildebrand having died on February 12, 2008 leaving the property vested solely in Donald D. Hildebrand.

Being the same property conveyed to Gregg & Rains Building Group, LLC by Warranty deed from Donald D. Hildebrand, married of record in Instrument No. 20170602-0055329 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 02, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Subject to all matters shown on the Plan of record in Plat Book 2900, Page 115, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2998, Page 498 and Book 3130, Page 627, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4867, Page 964, in the Register's Office for Davidson County, Tennessee. Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 4829, Page 365, in the Register's Office for Davidson County, Tennessee.

This property, known as 132 Hardingwoods Place, Nashville, TN 37205
(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/our hand(s) this 6 DAY OF November, 2018.

Gregg & Rains Building Group, LLC

BY: _____

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Alex Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself member of Gregg and Rains Building Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as member, of Gregg and Rains Building Group LLC, of said company.

Witness my hand and official seal at Franklin, TN this 6 day of Nov., 2018.

_____
Notary Public My Commission Expires: 5/27/2019

(SEAL)
Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020