# SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161991 **DEEDWARRSP**
11/16/2018 02:53:35 PM 2 pgs
Fees: $13.00 Taxes: $2,098.90

20181116-0113217

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,271.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Erin Marie Kline | New Owner | 10306014400 |
| (NAME) | (NAME) | |
| 5534 Knob 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 Old South Construction, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Erin Marie Kline, hereinafter called the GRANTEE(S), his/her/their 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 No. A, on the plan of 5534 and 5536 Knob Road Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20170412-0035759, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Old South Construction, LLC, a Tennessee limited liability company by Warranty Deed dated 04/07/2017, from Peter Marti and Sharon Putnam-Marti, husband and wife, of record in Instrument 20170412-0035758, Register's Office for Davidson County, Tennessee.

Subject to the following:

Taxes for 2018 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument 20170412-0035759, as affected by Correction of record in Instrument 20170419-0038320, together with all amendments thereto.

Deed of Easement of record in Book 5297, Page 565 and Book 5301, Page 755, as affected by Termination of record in Instrument 20180806-0077193, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument 20180419-0037129, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ 5534 Knob Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 13 day of November, 2018.

Old South Construction, LLC, a Tennessee Limited Liability Company

By: Lorraine J. Cash

Lorraine J. Cash , as Authorized Agent

Authorized Agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorraine J. Cash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the authorized agent the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said LLC, as such authorized agent.

Witness my hand and Official seal this 13 day of November, 2018.

Notary Public:
My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

**RETURN TO:**
**Stewart Title Company Tennessee Division Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**