398

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811268

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164756 **DEEDWARR**
11/26/2018 12:24:26 PM 2 pgs
Fees: $13.00 Taxes: $1,474.45

20181126-0115152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of November, 2018.

NOTARY PUBLIC

My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Brickel 2903 A Davis Nashville, TN 37216	MIG 6320 E. Walker Springs Lane #200 Knoxville, TN 37923	072 10 1C 001.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Eight Thousand Five Hundred and 00/100 Dollars ($398,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN BRICKEL, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2903 Davis Ave., A Horizontal Property Regime with Private Elements, of record in Instrument No. 20171204-0123341, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to Clark & Huddleston Properties, LLC, a Tennessee limited liability company by Warranty Deed from John Thomas Berry, II, Martha Kathleen Berry and Margaret Priscilla Berry Burchett, Heirs at Law of Martha G. Berry, deceased, dated August 31, 2017 and recorded in Instrument No. 20170921-0096794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of November, 2018.

CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY:
ITS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Todd Huddleston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Clark & Huddleston Properties, LLC, a Tennessee limited liability company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

WITNESS my hand and seal, this the 20th day of November, 2018.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

WILLIAMSON COUNTY
BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC