Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $736,750.00.

Affiant

File Number: 1810601

RETURN TO ESCROW COPY

Subscribed and sworn to before me, this 3rd day of December, 2018.

Notary Public
My Commission Expires: 1-6-20

Karen Y Johnson Davidson County
Batch# 169993 DEEDWARR
12/04/2018 02:18:34 PM 2 pgs
Fees: $13.00 Taxes: $2,725.98

20181204-0118320

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: OWNER	Map/Parcel Number:
Adam M. Carr and Melissa Carr		103-08-0-302.00
4020 Westlawn Drive		
Nashville, TN 37209		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, New Day Homes, LLC, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Adam M. Carr and Melissa Carr, husband and wife, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being all of Lot No 2, West Lawn Subdivision, according to survey and plat of same appearing of record in Instrument No 20161221-0134303, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being part of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Katherine J. Waymire and husband, Brandon Waymire, dated August 23, 2016, of record in Instrument No 20160824-0088459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4020 Westlawn Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of December, 2018.

New Day Homes, LLC

BY: _____
Jonathan Tarajano, Project Manager

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is Project Manager of New Day Homes, LLC and that he is authorized by New Day Homes, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 3rd day of December, 2018.

_____
Notary Public at Large
My Commission Expires: 4/18/21 11/17/19

