Karen Johnson Davidson County
Batch# 184451 DEEDWARR
01/16/2019 11:56:44 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20190116-0004558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/15/24

(AFFIX SEAL)

Donald R. Barrett, Jr. Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company, Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
St. Joseph Properties, LLC	St. Joseph Properties, LLC	
(NAME)	(NAME)	
947 Turnberry Cove	947 Turnberry Cove	13101011600
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017	Collierville, TN 38017	
(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, **Richland Building Partners, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **St. Joseph Properties, LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennesee, being Lot No. 49 on the Plan of B.M. Stammer's Subdivison, of record in Plat Book 1424, page 23, register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richland Building Partners, LLC by deed from Ferial Ziady of record in Instrument No. 20190111 0002939 Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to:
Plan of record in Plat Book 1424, page 23 Register's office for Davidson County, Tennessee
Restrictions of record in Book 1514, page 480 Register's Office for Davidson County, Tennessee
Taxes for the year(s) 2019 and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 2215 Castleman Dr., Nashville, TN 37215
(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 GRANTEE(S), its successors and/or 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), its successors and/or 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 4th day of January, 2019.

Richland Building Partners, LLC

By: _____
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Barnhizer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Authorized Agent of Richland Building Partners, LLC and that he/she/they as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Authorized Agent.

WITNESS my hand and seal this 4th day of January, 2019.

_____
Notary Public Donald R. Barrett
My Commission Expires: 8/15/21

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

