WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin Charles Davidson and Jordan Wood Davidson	FIRST COMMUNITY MORTGAGE	133-05-0B-001.00-CO
(NAME) 3514 A Saindon Street	(NAME) 262 ROBERT ROSE DR STE 101	
(ADDRESS) Nashville, TN 37211	(ADDRESS) MURFREESBORO TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joshua P. Tenisci, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin Charles Davidson and Jordan Wood Davidson, 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:

Unit 1 of the 3514 Saindon Street Cottages as shown in the Declaration of Covenants, Conditions, and Restrictions for 3514 Saindon Street Cottages, a horizontal property regime with private elements and no general common elements of record as Instrument No. 201611100119134, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Bradley Scott, LLC, a Tennessee Limited Liability Company by Warranty Deed from Timothy Clay and Regina G. Clay, as husband and wife dated July 29, 2016 and recorded August 01, 2016 as Instrument No. 201608010078903, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joshua P. Tenisci, a single man by Warranty Deed from Bradley Scott, LLC, a Tennessee Limited Liability Company dated March 12, 2018 and recorded March 14, 2018 as Instrument No. 201803140024042, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 184908 DEEDWARR
01/17/2019 10:04:30 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20190117-0004936

File Number: GRN-189681SSO

unimproved ☐

This is improved ☒ property, known as 3514 A Saindon Street, Nashville, TN 37211

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 our hands this 16th day of January, 2019

Joshua P. Tenisci

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joshua P. Tenisci, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/06/2020
COUNTY OF DAVIDSON

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

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