WARRANTY DEED

Karen Johnson Davidson County
Batch# 201136 DEEDWARR
03/01/2019 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20190301-0018934

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE ANN BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarrod W. Stone Katherine O. Stone	Same as New Owner	09401000100
(NAME)	(NAME)	
518 South 11th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **New Century Builders, LLC, a Tennessee limiited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jarrod W. Stone and Katherine O. Stone, 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:

Land in Davidson County, Tennessee, being Lot 13, in Hayline Weakley's Plan of Confederate Hill Subdivsion of Lot No. 26, Hobson's Addition to Edgefield, as shown on plat of record in Plat Book 332, Page 134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to New Century Builders, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20160617-0061847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 518 South 11th Street, Nashville, TN 37206
(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 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 my/our hands this 28th day of February, 2019.

Sole Member

New Century Builders, LLC, a Tennessee Limited Liability Company by John Gill, Sole Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared John Gill with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the SOLE MEMBER of New Century Builders, LLC, a Tennessee and that he as such SOLE MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of New Century Builders, LLC, a Tennessee Limited Liability Company by himself as SOLE MEMBER.
WITNESS my hand and seal this 28th day of February, 2019.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13757

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020