SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 201333 DEEDWARRSP
03/04/2019 10:08:33 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20190304-0019323

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/17/20

(AFFIX SEAL)

CHRISTINE N. MARROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juliet P. Wallace	owner	102040B00200CO
(NAME)	(NAME)	
6527 Mercomatic Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we Old South Construction, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Juliet P. Wallace and Brian Alexander Walker, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. B, on the Plan of 6527 Mercomatic Court Cottages Homeowners Association, a Horizontal Property Regime with Private Elements, filed as Exhibit to an established by Declaration of Convenants, Conditions and Restrictions of Record in Instrument #20170607-0056804, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Old South Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from T. Tyrone Taylor and Alexander Ranell Taylor, as joint tenants with right of survivorship, dated May 25, 2017 and recorded June 07, 2017 of record in Instrument No. 20170607-0056803, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 3700, Page 67, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201706070056804, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

Sanitary Easement recorded in Instrument No. 20180509-0044423 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ 6527 Mercomatic Court, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 15th day of February, 2019.

Old South Construction, LLC, a Tennessee Limited Liability Company

By: Lorraine J Cash authorized agent

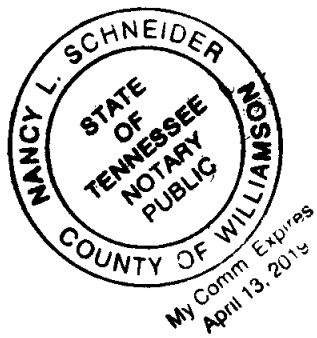
Lorraine J. Cash, as Authorized Agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorraine J. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the authorized agent the within named bargainor, Old South Construction, LLC, a Tennessee Limited Liability Company, and that he/she as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said LLC, as such authorized agent.

Witness my hand and Official seal this 15th day of February, 2019.

Notary Public:
My Commission Expires: _____



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