399,900

Karen Johnson Davidson County
Batch# 203659 DEEDWARR
03/08/2019 10:37:07 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20190308-0021454

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$399,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY W. BIDDLE, ET UX	newowner	**070-09-0G-002.00CO**
(NAME) **3110 CLIFF DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DREAMTIME DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY W. BIDDLE AND RACHEL M. BIDDLE, 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 Unit No. B, on the Horizontal Property Regime for Homes at 3110 Cliff Drive, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180124-0007468, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to DREAMTIME DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHNNIE C. BOND, JR. AND MOLLY A. BOND, TRUSTEES OF THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE LIVING TRUST, DATED MARCH 3, 2009, of record in Instrument No. 20171117-0118288, dated November 15, 2017, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5190, page 779; Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20180124-0007468; and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3110 CLIFF DRIVE, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-KH-19-3110

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 hand this 6th day of March, 2019.

DREAMTIME DEVELOPMENTS, LLC
A Tennessee Limited Liability Company

By: Daniel Thomas Smallbone, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Daniel Thomas Smallbone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of **DREAMTIME DEVELOPMENTS, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **DREAMTIME DEVELOPMENTS, LLC,** by himself as such Member.

Witness my hand and official seal at office this 6th day of March, 2019.

My commission expires: **May 2, 2022**

Notary Public

