WARRANTY DEED

Karen Johnson Davidson County
Batch# 205489 DEEDWARR
03/13/2019 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190313-0023106

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-6-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clifton Dean Fain and Jeanne Miller,	new Owner ~~Bank of America~~	126160A58200CO
(NAME) 7332 Riverfront Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILIP DAVIS CONSTRUCTION COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON DEAN FAIN AND JEANNE MILLER, ~~tenants~~ tenants in common WITH RIGHT OF SURVIVORSHIP, 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 No. 261 on the Final Plat of Riverwalk, Phase 4B, of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Philip Davis Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Alphonse H. Davis, dated October 9, 2018, recorded October 19, 2018, in Instrument No. 20181019-0103892, Register's Office for Davidson County, Tennessee. See Scriveners Affidavit of record in Instrument No. 20190307-0021059 Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Alphonse H. Davis by Warranty Deed from

Celebration Homes, LLC, a Tennessee limited liability company, dated January 30, 2017, recorded January 31, 2017, of record in Instrument No. 20170131-0010134, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7332 Riverfront Drive, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 11 day of March, 2019.

Philip Davis Construction Company, LLC

BY: _____
Philip Davis
Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared Philip Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Philip Davis Construction Comapny, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Member

Witness my hand and official seal at Franklin, Tennessee this 11 day of March, 2019.

Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

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)

