Karen Johnson Davidson County
Batch# 207200 DEEDWARR
03/19/2019 08:31:04 AM 2 pgs
Fees: $13.00 Taxes: $1,968.40
20190319-0024664

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0365

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,000.00

KG

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of March, 2019

Janderson

Notary Public

Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Connor Dwyer 1511 Hayden Drive Nashville, TN 37206	NEW OWNER	072-16-4H-001.00-CO

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, I/WE,

Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connor Dwyer, unmarried

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 A on the Plan of Hayden Drive Cottages, a Townhouse Planned Unit Development, as shown in the Declaration of Covenants, Conditions and Restrictions for Hayden Drive Cottages, a Townhouse Planned Unit Development, as set forth in Exhibit " B" of record in Instrument No. 20180517-0047327, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joseph S. Hazelwood and Raven G. Hazelwood, husband and wife by Warranty Deed from Emily Benedict, an unmarried person of record in Instrument No. 20080825-0087053, Register's Office for Davidson County, Tennessee, dated August 14, 2008 and recorded on August 25, 2008.

Being a portion of the same property conveyed to Joseph Shawn Hazelwood by Quitclaim Deed from Raven Gabrielle Hazelwood of record in Instrument No. 20100218-0012278, Register's Office for Davidson County, Tennessee, dated June 30, 2009 and recorded on February 18, 2010.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company by Warranty deed from Joseph Shawn Hazelwood and Lindsay Hazelwood, husband and wife of record in Instrument No. 20180510-0044987 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 10, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1511 Hayden Drive, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of March, 2019.

Jackson Valley Land Partners, LLC

By: Taylor Grills, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Taylor Grills, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Agent of Jackson Valley Land Partners, LLC, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of March, 2019.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

