SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 208451 **DEEDWARRSP**
03/21/2019 02:57:56 PM 2 pgs
Fees: $13.00 Taxes: $2,145.96

20190321-0025904

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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
Richard McGrew	new owner	071140O00200CO
(NAME)	(NAME)	
980 Palmer Circle		
(ADDRESS)	(ADDRESS)	
Folsom, CA 95630		
(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 DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company f/n/a DAC Homebuilders, 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 Richard A. McGrew, a married man, 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 16 FERN AVENUE TOWNHOMES, A PLANNED UNIT DEVELOPMENT (WITH PRIVATE ELEMENTS), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20171130-0122276, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to DAC Home Builders, LLC, a Tennessee limited liability company by Warranty Deed dated 07/19/2017, from Daniel R. Bryant, a married man, of record in Instrument 20170725-0074901, 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 Book 547, Page 64, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument 20171130-0122276, together with all amendments thereto.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-VKES-19 165

unimproved ☐

This is improved ☒ 16B Fern Avenue, Nashville, TN 37207
(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 19 of March, 2019 .

DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company

By: _____
Joseph DeFatta, as Chief Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph DeFatta 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 Chief Manager the within named bargainor, a DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company, and that he/she as such Chief Manager, 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 Chief Manager.

Witness my hand and Official seal this 19th day of March, 2019.

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

_____
Notary Public:
My Commission Expires: _____

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