WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICH~~EVER IS GREATER, FOR THIS TRANSFER IS $219,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-PT-19-3241

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grant Taylor Development Group, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**59-13-6.04**
4918 Tyne Valley Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 consideration, the receipt of which is hereby acknowledged, **HAPPY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRANT TAYLOR DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being part of the Treppard Tract, J.R. Coarsey, Trustee, as follows:

Beginning at an iron pin the Southerly R.O.W. line of Kings Lane, said iron pin being 740 feet easterly from the northwest corner of the Treppard Tract; thence, easterly along said southerly R.O.W. line of Kings Lane; 200 feet along a curve having a radius of 3844.4 feet to an iron pin; thence south 14 deg. 20' east 356.4 feet to an iron pin; thence south 54" 02' west along the northerly margin of Lot No. 123 (erroneously shown as Lot No. 223 in previous deeds), Treppard Heights Subdivision, Section No. 7, of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee, 20 feet to a concrete monument; thence south 22 deg. 09' west 161.1 feet to an iron pin, said iron pin being the northwest corner of Lot No. 122 (erroneously shown as Lot No. 221 in previous deeds) and the northeast corner of Lot No. 121 (erroneously shown as Lot No. 220 in previous deeds) Treppard Heights Subdivision, Section No. 7, of record in Book 2900, Page 13, Register's Office for said County; thence south 18" 02' west 101 feet to an iron pin in the northerly boundary line of Lot No. 120 (erroneously shown as Lot 219 in previous deeds) Treppard Heights Subdivision, Section No. 7, of record in Book 2900, Page 13, Register's Office for said County, thence north 13' 30" west 646.5 feet to the point of beginning, containing 2.24 acres, more or less.

Being the same property conveyed to Happy Homes LLC, by Warranty Deed from Bell Property Investment, LLC, recorded June 16, 2017 in Instrument No. 20170616-0060713, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bell Property Investment, LLC by Warranty Deed from Karen Sparks, married, recorded December 17, 2014 in Instrument No. 20141217-0115302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
• Release of Codes Lien against Happy Homes LLC recorded November 20, 2018 in Instrument No. 20181120-0114364, Register's Office for Davidson County, Tennessee.

REMOVE FROM LENDER"S LEAVE ON OWNER'S (Escrowed to cover)
• Taxes for 2019 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 210360 **DEEDWARR**
03/27/2019 09:31:35 AM 2 pgs
Fees: $13.00 Taxes: $812.15

20190327-0027497

This is **improved** property known as: **3241 Kings Lane, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22 DAY OF MARCH, 2019.

Happy Homes LLC, A Tennessee Limited Liability Company

BY: _____
William Sugg
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM SUGG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of HAPPY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212