WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

AND PLEASE RECORD AND RETURN TO:

FREEDOM TITLE SERVICES, LLC

116 CENTER COURT

CLARKSVILLE, TN 37040

(931) 647-0677

MEGAN L. WALLER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF APRIL, 2019.

Megan L. Waller
Notary Public

MY COMMISSION EXPIRES: 12/15/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin Depolitte	New Owner	086 01 0 017.00
(NAME)	(NAME)	
204 Juarez Drive	204 Juarez Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Southland Partners Real Estate Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin Depolitte, a married man**, hereinafter called the Grantee, his 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. 113 on the Plan of Dodson Heights of record in Plat Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Southland Partners Real Estate Investments, LLC a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC dated June 28, 2018 and recorded July 16, 2018 as Instrument No. 201807160068775, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 204 Juarez Drive, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 217806 **DEEDWARR**
04/15/2019 10:53:12 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190415-0034092

File Number: FRN-189282SSO

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, his heirs and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 10th day of April, 2019.

Southland Partners Real Estate Investments, LLC

BY: _____
Kurt Steckel, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kurt Steckel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent, and is authorized to execute the instrument on behalf of Southland Partners Real Estate Investments, LLC, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal, this the 10th day of April, 2019.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

(SEAL)



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