Karen Johnson Davidson County
Batch# 217944 DEEDWARR
04/15/2019 12:34:00 PM 2 pgs
Fees: $13.00 Taxes: $1,470.38
20190415-0034257

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2019.

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public
MY COMMISSION EXPIRES:
File No. 19-4779

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicholas A. Powell and Kristen M. Powell (NAME)	New Owner (NAME)	91-133-F-2 CO
417B West Bend Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37029 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **American Eagle Construction, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas A. Powell and Kristen M. Powell, husband and wife**, 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 No. B of Homes at 417 West Bend, a Planned Unit Development (Horizontal Property Regime with Private Elements) as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 417 West Bend and Declaration of Covenants, Conditions and Restrictions for Homes at 417 West Bend. a Horizontal Properly Regime with Private Elements. recorded as Instrument # 201802130014114, in the Registers Office For Davidson County, Tennessee along with all ownership interest and rights regarding all related Private Elements Common Elements. and Limited Common Elements as specified in said Declaration.

Being a portion of the same property conveyed to American Eagle Construction, LLC, a Tennessee Limited Liability Company by Deed dated October 30, 2017 from Sandra Renea Taylor, Married, recorded November 1, 2017, in Instrument Number 20171101-0112229, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 1358, page 140 and Book 1371, Page 649, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 65, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal

Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 417 West Bend and recorded as Instrument No. 201802130014114, Register's Office for Davidson County, Tennessee.

4. Notice of Completion recorded as Instrument No. 201901310009459, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 417B West Bend Drive, Nashville, TN 37209.

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. Whenever 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 11th day of April, 2019.

American Eagle Construction, LLC, a Tennessee Limited Liability Company

By: _____
Waleed Seder, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Michael T. Moser of the state and county mentioned, personally appeared Waleed Seder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of American Eagle Construction, LLC, the within named bargainor, a Limited Liability Company, and that such Waleed Seder as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Goodlettsville TN, this 11th day of April, 2019.

_____
Notary Signature

Printed Name: Michael T. Moser

My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066