WARRANTY DEED

Karen Johnson Davidson County
Batch# 218126 DEEDWARR
04/16/2019 08:51:45 AM 2 pgs
Fees: $13.00 Taxes: $1,508.51

20190416-0034516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,706.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brockton S. Dodd	Cardinal Financial	
(NAME)	(NAME)	
6102 A Morrow Road	3701 Arco Corp Dr #200	091-06-1L-001.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROCKTON S. DODD, A SINGLE MAN,** 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 of the Homes at 6102 Morrow, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for the Homes at 6102 Morrow of record in Instrument No. 20180516-0046862, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 6102 Morrow, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20180516-0046862, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed by Warranty Deed from Nathan R. Philippi and Tonya J. Lumphrey, husband and wife to City Limits Construction, LLC, a Tennessee Limited Liability Company as recorded on the 16th day of May, 2018 in Instrument No. 20180516-0046861 and part of Warranty Deed from Randi Armour, unmarried to Nathan R. Philippi and Tonya J. Lumphrey, husband and wife as recorded on the 2nd day of January, 2014 in Instrument No. 20140102-0000183, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6102 A Morrow Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 12th day of April, 2019

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, MEMBER MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken Wade, 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 Member Manager, of City Limits Construction, LLC the within named bargainor, a limited liability company and that he as such Member Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member Manager.

Witness my hand and official seal this 12th day of April, 2019.

Commission expires:

_____
Notary Public

My Commission Expires: [illegible], 2019