(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 1-30-22

(AFFIX SEAL)

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Fuller and Mori Fuller	New Owner	10514010900
(NAME)	(NAME)	
2210 Grantland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,

TAYLOR MADE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY FULLER AND MORI FULLER, 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 A of Grantland Villa Townhome Association as shown on Exhibit C to Declarations of Covenants Conditions and Restrictions for Grantland Villas Townhome Association of record in Instrument No. 20180215-0014939, Register's Office for Davidson County, Tennessee, reference hereby made for a more particular description of said property.

Being part of the same property conveyed to Taylor Made Development, LLC, a Tennessee Limited Liability Company by Deed dated February 5, 2018 from Key City Properties, LLC, A Tennessee Limited Liability Company, recorded February 13, 2018, in Instrument Number 20180213-0014141, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2210 Grantland Avenue, Nashville, TN 37204

LT&E File #15477

Karen Johnson Davidson County
Batch# 219441 **DEEDWARR**
04/18/2019 09:20:47 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20190418-0035735

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/our hand(s) this 16th day of April, 2019

Taylor Made Development, LLC, a Tennessee Limited Liability Company

By: _____
Stephen Bock, Member

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, a Notary Public, of the state and county mentioned, personally appeared Stephen Bock, 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 Member of Taylor Made Development, LLC, the within named bargainor, a Limited Liability Company, and who further acknowledged he is authorized by the bargainor to execute this instrument on the bargainor's behalf that such Stephen Bock as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 16th day of April, 2019.

_____
Notary Signature

My commission expires: May 18, 2021

JULIAN C. CASTELLANOS
COMM. #2197594
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2021

LT&E File #15477