Karen Johnson Davidson County
Batch# 221920 DEEDWARR
04/25/2019 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20190425-0038052

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, is $260,000.00.

Affiant

Subscribed and sworn before me this the 18th day of April, 2019.

Notary Public
My commission expires: 9-4-19

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Spencer R. McCarty 208 Commerce St Old Hickory, TN 37138	New Owner	064-09-0C 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SPENCER R. MCCARTY AND HOPE H. MCCARTY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Located in Davidson County, Tennessee, and being described as follows:

Being Unit No. 206-B, of the HOMES AT 206 COMMERCE STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 206 COMMERCE STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20180329-0029415, in the Register's Office for Davidson County, Tennessee, together with the Limited Common Elements and Private Elements appurtenant thereto as described in said Declaration. Reference is hereby made to the Plat of Units A & B, Part of Lots 23, 25, 27 & 29, Block "K" of Hadley's Bend City, set forth in Exhibit A of said Declaration for the location of the Units described herein.

Being part of the same property conveyed to MUSIC CITY HANDYMEN, LLC, a Tennessee limited liability company, by deed from William Stanley Walpole, dated 02/28/2018, of record in Instrument Number 20180301-0019268, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 208 Commerce St, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of April, 2019.

Music City Handymen, LLC

Scott Sherrod, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Scott Sherrod as such MEMBER.

Witness my hand and official seal this 17th day of April, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN STANLEY NOWLIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY