WARRANTY DEED

Karen Johnson Davidson County
Batch# 223272 DEEDWARR
04/29/2019 10:54:00 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20190429-0039074

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-BD-19-4103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Jordan Motley	**New Owner**	
(NAME)	(NAME)	
1099 Paradise Drive		**063080M00100CO AND 063080M00200CO**
(ADDRESS)	(ADDRESS)	
Christiana, TN 37037		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DESIGN SERVICE GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER JORDAN MOTLEY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 and B, Homes on Main, as shown in Declaration of Covenants, Conditions and Restrictions for Homes on Main, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180508-0044149, 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 a portion of the same property conveyed to Paul Martin and wife, Anita C. Martin by Warranty deed from John R. Head and wife, Shirley R. Head of record in Instrument No. 20030317-0034829 Register's Office for Davidson County, Tennessee, dated March 03, 2003 and recorded on March 17, 2003.

Being a portion of the same property conveyed to Design Service Group, LLC, a Tennessee limited liability company by Warranty deed from Paul Martin and wife, Anita C. Martin of record in Instrument No. 20171101-0112100 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 01, 2017.

Being the same property conveyed to Design Service Group, LLC, a Tennessee limited liability company by Quitclaim deed from Design Service Group, LLC, a Tennessee limited liability company of record in Instrument No. 20180109-0002885 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on January 09, 2019.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10882, Page 792, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180508-0044149, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- ROW of Main Street.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4103 A and B Main Street, Old Hickory, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24 DAY OF APRIL, 2019.

Design Service Group, LLC, a Tennessee limited liability company

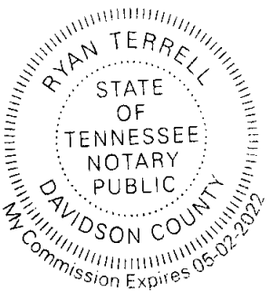
BY: _____
Jose Vega
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE VEGA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of DESIGN SERVICE GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212