WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,500.00.

Dave D. Daug
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2019.

Marilyn C. Newman
Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 224980 DEEDWARR
05/02/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,459.65
20190502-0041145

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0178

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dave G. Douglas	Owner	Map: 043040A01400
(NAME) 709 River Landing Way	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($394,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PRATER CONSTRUCTION, LLC,

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

DAVE G. DOUGLAS, AND AIZA P. DOUGLAS, 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 Lot No. 14, on the First Revision, Final Plat of River Landing, Section 1, Phase 1, of record in Instrument Number 20060918-0115492, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Prater Construction, LLC, by deed from Thomas Booker, a married man, of record in Instrument No. 20180322-0026989, dated March 21, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20060918-0115492, said Register's Office.

Boundary Line Agreement of record in Book 7732, Page 213, said Register's Office.

Flowage Easement of record in Book 2240, page 375, said Register's Office.

Storm Water Detention Agreement of record in Instrument 20030710-0096041, said Register's Office.

Abandonment of Utility Easement of record in Instrument 20060731-0092778, said Register's Office.

Utility Easement of record in Book 4859, page 951, said Register's Office.

Sanitary Sewer Easement of record in Book 8274, Page 619; Book 8274, Page 624; Book 9411, Page 730; Book 9411, Page 739; Book 9411, Page 743; and Book 9872, Page 651, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20060502-0050264, amended in Instrument 20060602-0073693; instrument 20060815-0100349; Instrument 20150520-0046604; Instrument 20151202-0121305; Instrument 20160927-0101746; Instrument 20170413-0036210, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 709 River Landing Way, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Z p)

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 our hands this 30th day of April, 2019.

Prater Construction, LLC

BY: _____
Larry Prater
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry Prater with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Managing Member respectively of Prater Construction, LLC the within named bargainer, and that he/she as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of April, 2019.

My Commission Expires: 5/5/20

_____
Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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