WARRANTY DEED

Karen Johnson Davidson County
Batch# 230298 DEEDWARR
05/15/2019 03:39:56 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20190515-0045962

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

MST 2019-0657 (Seller only)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2019

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Lamb and Ashley Lamb, husband and wife	AMERIS BANK	105020T00100CO
(NAME)	(NAME)	
20160 BUNGALOW DR. #612	1800 PARKWAY PLACE, STE. 820	
(ADDRESS)	(ADDRESS)	
THOMPSONS STATION, TN 37179	MARIETTA, GA 30067	
(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, **Split Rock Development, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Lamb and Ashley Lamb, 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 No. A as shown on the Plan of South Street Estates Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for South Street Estates Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as shown of record in Instrument Number 20160629-0066543, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of property conveyed to Split Rock Development, LLC, by Warranty deed of Michael Sullivan and Tracey Sullivan, husband and wife, of record in Instrument number 20160517-0049270, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4860, Page 25, 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 Book 4220, Page 723 and Book 6236, Page 263, Register's Office for Davidson County, Tennessee, Restriction set out in deed of record in Book 7191, Page 561, in the Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for South Street Estates Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as shown of record in Instrument Number 20160629-0066543, Register's Office for Davidson County, Tennessee.

This property, known as 909 South Street, Nashville, TN 37203
(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/our hand(s) this 10th DAY OF May, 2019.

Split Rock Development, LLC

BY: _____

Ryan Talbert, Title: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of May, 2019.

_____
Notary Public

My commission expires: 7-11-2020

