Karen Johnson Davidson County
Batch# 237398 DEEDWARR
05/31/2019 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20190531-0052069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

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
Caroline Latham	Traditions Bank	182150B02200CO
(NAME) 1440 White Dutch Lane	(NAME) 109 2nd Avenue NW	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Cullman, AL 35055	
(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,

KVR HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

CAROLINE LATHAM, AN UNMARRIED WOMAN,

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 15 of the Townhomes of Clover Glen, Phase 1A Lot 22, a Planned Unit Development, as shown on Exhibit "A" of the Declaration Of Covenants, Conditions and Restrictions for the Townhomes Of Clover Glen , a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20100813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A" to said Declaration appearing in Instrument Number 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to KVR Homes LLC, a Tennessee Limited Liability Company by Deed dated August 16, 2018 from Meritage Homes of Tennessee, Inc., an Arizona corporation, recorded August 22, 2018, in Instrument Number 20180822-0083157, in the Official Records of Davidson County, Tennessee.

LT&E File #15491

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: 1440 White Dutch Lane, Cane Ridge, TN 37013

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 30th day of May, 2019

KVR Homes LLC, a Tennessee Limited Liability Company

By: _____ auth. agent
J. Trent Lehman, Authorized Agent

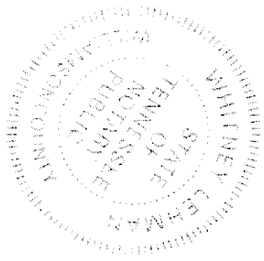
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared J. Trent Lehman, 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 Authorized Agent of KVR Homes, the within named bargainor, a Limited Liability Company, and that such J. Trent Lehman as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

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

_____
Notary Signature

My commission expires: 9/29/2020



LT&E File #15491

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022