SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 251379 DEEDWARRSP
07/02/2019 09:19:34 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20190702-0064274

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/08/2021
(AFFIX SEAL)

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
GP Luxury LLC P.O. Box 2966 Brentwood, TN 37024	New Owner	159-06-0B-040.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Voce Development Company, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto GP Luxury, LLC, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, as shown on Final Plat Voce, Phase 3, of record at Instrument No. 201811190113859, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Being a part of the same property conveyed to Voce Development Company, LLC by Special Warranty Deed from Granny White Cabin Realty, LLC, dated 07/26/2016, of record in Instrument 201607260076796, Register's Office for Davidson County, Tennessee.

AND

Being a part of the same property conveyed to Voce Development Company, LLC by Special Warranty Deed from Granny White Cabin Realty, LLC, dated 10/22/2018, of record in Instrument 201810230105049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years which have been assumed by Grantee; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 1784 Woodsong Drive, Brentwood, Tennessee 37027

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 28th day of June, 2019.

Voce Development Company LLC

BY: _____
R. Shannon Pollard
Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared R. Shannon Pollard with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Voce Development Company, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said R. Shannon Pollard as such Chief Manager.

Witness my hand and official seal, this the 28th day of June, 2019.

Lisa W. Carnes
Notary Public

My Commission Expires: 7/26/2021

(SEAL)

