Karen Johnson Davidson County
Batch# 265317 DEEDWARR
08/01/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,734.34
20190801-0076219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,009,280.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2019.

Notary Public

My commission expires: 4/1/2023

(Notary Stamp)

GREGORY D. VADYER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lynn H. Sturdivant	**Lynn H. Sturdivant**	**131 12 0U 002.00**
205 Clermont Drive	**205 Clermont Drive**	
Madison, MS 39110	**Madison, MS 39110**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jesse Weaver and Jolene Weaver, husband and wife,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lynn H. Sturdivant

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140904-0080946, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140904-0080946, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part

hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jesse Weaver and Jolene Weaver, husband and wife, by Warranty Deed from Tim Reynolds, unmarried, of record in Instrument No. 20170922-0097316, in the Register's Office of Davidson County, Tennessee, dated September 21, 2017 and recorded on September 22, 2017. (Value or consideration as shown in the aforementioned deed is $845,900.00)

This is ☒ improved ☐ unimproved property known as **1110 B Biltmore Drive, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of July, 2019.

Jesse Weaver

Jolene Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jesse Weaver and Jolene Weaver, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of July, 2019.

Notary Public
My Commission Expires: 4/1/23

GREGORY O. WALKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SolomonParks File No. 19-000196-526

True Copy Certification

I, Tonya Hill, 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.

Tonya Hill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tonya Hill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.17.23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY