WARRANTY DEED

Karen Johnson Davidson County
Batch# 280706 DEEDWARR
09/04/2019 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $4,865.50
20190904-0089451

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,315,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2019

Notary Public

MY COMMISSION EXPIRES: 5-24-21

(AFFIX SEAL)

MST 2019-1273

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
Kevin R. Tran and Katherine L. Allen	New Owner	**131 06 0W 001.00CO**
(NAME)	(NAME)	
4204 Hood Ave., Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/WE, **Gregg and Rains Building Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin R. Tran and Katherine L. Allen, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4204 Hood Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180102-0000639, and being shown on plat attached thereto as Exhibit A, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to TA Properties, LLC by Warranty Deed from James M. Havey and wife, Lauren B. Havey, of record in Instrument No. 20170619-0061113, Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 19, 2017.

AND

A portion of the same property conveyed to TA Properties, LLC by Warranty Deed from James M. Havey and wife, Lauren B. Havey, of record in Instrument No. 20170620-0062142, Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 20, 2017.

Being the same property conveyed to Gregg and Rains Building Group, LLC by Warranty Deed from TA Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180503-0042314, Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 03, 2018.

Scriveners Affidavit of record in Instrument No. 20190814-0081180, Register's Office of Davidson County, Tennessee, recording date August 14, 2019.

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 843, Page 66, Register's Office for Davidson County, Tennessee. All matters shown on the plat attached as Exhibit A to the Declaration of record in Instrument No. 20180102-0000639, 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 Instrument No. 20180102-0000639, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4204 Hood Ave., Unit A, Nashville, TN 37215
(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 30th DAY OF August, 2019.

Gregg and Rains Building Group, LLC

BY: _____

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Alex Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, as member of Gregg and Rains Building Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as member of Gregg and Rains Building Group LLC, of said company.

Witness my hand and official seal at Franklin, TN this 30th day of August, 2019.

Notary Public My Commission Expires: 5-24-21

(SEAL)

JACKIE LAMPLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-21

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

