Karen Johnson Davidson County
Batch# 297427 DEEDWARR
10/08/2019 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $155.40
20191008-0102732

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$42,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of Oct., 2019.

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
M & M Building Company, LLC	New Owner	134-09-0B-067.00
12487 Old Hickory Blvd.		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Habitat for Humanity of Greater Nashville**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **M & M Building Company, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 53 as shown on the Map entitled Providence Park, Phase 2 of record in INstrument Number 20050922-0113968, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete legal description

Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc., a Tennessee not for profit corporation, by deed from Centex Land Holdings, L.P., on January 8, 2003, of record in Instrument Number 20030113-0005226, Register's Office for Davidson County, Tennessee. By Amendment to Charter of record in Instrument Number 20120222-015552, Register's Office for said County, Nashville Area Habitat for Humanity revised their corporate name and is now known as Habitat for Humanity of Greater Nashville.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Instrument Number 20050922-0113968 Book , page , Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20031007-0148249, as amended in Instrument Number 20031020-0154723, and as supplemented in Instrument Numbers 20040324-0033177; 20040930-0117792; 20050912-0108965; and 20051012-0122828, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8347, page 35, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7262, page 388; Book 9337, page 556; and Instrument Numbers 20030409-0047549 and 20050302-0023023, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3528 Paragon Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 4, 2019.

Habitat for Humanity of Greater Nashville

By Danny Herron, President & CEO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of October, 2019, before me, appeared Danny Herron, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President & CEO of Habitat for Humanity of Greater Nashville, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Danny Herron acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/3/23

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY