WARRANTY DEED

Karen Johnson Davidson County
Batch# 297738 **DEEDWARR**
10/08/2019 02:45:28 PM 2 pgs
Fees: $13.00 Taxes: $1,324.23

20191008-0103152

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Anthony Bryan Davidson and Francesca Davidson	new owners	071 08 0O 001.00
(NAME)	(NAME)	
313 A Duke St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Plantation Properties LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony Bryan Davidson and Francesca Davidson, 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 No. A on the Plan of Homes at 313 Duke, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20180724-0071962, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Charles D. McDonald III, and wife, Hillary S. McDonald by Warranty Deed from William Thomas Langley and wife, Carole F. Langley dated February 16, 2005 and recorded February 18, 2005 as Instrument No. 20050218-0018610, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Plantation Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles D. McDonald, III and Hillary S. McDonald, husband and wife dated April 23, 2018 and recorded April 24, 2018 as Instrument No. 20180424-0038492, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1908438SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BMR-19-3134

unimproved ☐
This is improved ☒ property, known as 313 A Duke St, Nashville, TN 37207

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 our hands this 3rd day of October, 2019

Plantation Properties LLC

BY: C Michael Todd
C. Michael Todd
Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. Michael Todd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Representative, and is authorized to execute the instrument on behalf of Plantation Properties LLC, the within named bargainor, and that he as such Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Representative.

Witness my hand and official seal, this the 3rd of October, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1908438SSO