39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 301043 DEEDWARR
10/15/2019 03:23:37 PM 2 pgs
Fees: $13.00 Taxes: $3,160.17

20191015-0105716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $854,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/10/23

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher John Scinta	InterLinc Mortgage Services, LLC	118-09-0R-002.00
(NAME)	(NAME)	
1009 B Woodmont Boulevard	10613 W. Sam Houston Pkwy N Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Ridgemont Homes, LLC, a Tennessee Limited Liability Company and Mark Lynn**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher John Scinta and Heather Pepper Scinta, husband and wife,** hereinafter called the GRANTEE(S), their 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. 1009B, on the plan of 1009 Woodmont Townhomes, Inc., a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20181217-0122451, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Ridgemont Homes LLC and Mark Lynn by Warranty Deed dated 12/14/2018, from James C. Thoma, an unmarried man, of record in Instrument 201812170122450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3924, Page 461; (2) Covenants, conditions, easements and restrictions of record in Instrument 201812170122451, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1009 B Woodmont Boulevard, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 540831
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 9th day of October, 2019.

Ridgemont Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Kevin Dattilo, Sole Member

Mark Lynn by Kevin Dattilo
Mark Lynn by Kevin Dattilo Attorney in Fact

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kevin Dattilo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sole Member of Ridgemont Homes, LLC the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by the said Kevin Dattilo, as such Sole Member.

Witness my hand and Official seal this 9th day of October, 2019.

Kimberly D Hicks

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

On this 9th day of October, 2019, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Kevin Dattilo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Mark Lynn, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office this 9th day of October, 2019.

Kimberly D Hicks

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 540831
Warranty Deed TN