WARRANTY DEED

Karen Johnson Davidson County
Batch# 302901 DEEDWARR
10/21/2019 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,141.30
20191021-0107206

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021

(AFFIX SEAL)

J. ANDREW WILLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph George William	First TN Bank, N.A.	118090R00100
(NAME)	(NAME)	
1009 A Woodmont Boulevard	12195 Metro Parkway, #2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Ft. Myers, FL 33966	
(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**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph George William**, hereinafter called the GRANTEE(S), his/her/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. A, 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; (3) Charter of record in Instrument 20181219-0123118, 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 A Woodmont Boulevard, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 501505
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), his 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), his 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 15th day of October, 2019.

Ridgemont Homes LLC, a Tennessee Limited Liability Company

BY: _____
Kevin Dattilo, Sole Member

_____
Mark Lynn

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 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 15th day of October, 2019.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Lynn**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of October, 2019.

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

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

WHEN RECORDED RETURN TO
Midtown Title, LLC DJ
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-5278

File No.: 501505
Warranty Deed TN

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

