(1)

MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067
19-1370KH

WARRANTY DEED

Karen Johnson Davidson County
Batch# 302910 DEEDWARR
10/21/2019 08:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,324.23
20191021-0107220

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT WAS PREPARED BY
McMichael & Gray, P.C., 424 Church Street, Suite 2044, Nashville, TN 37216

File No.: TN-NAS-190154-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Maiale	Cardinal Financial	071-080O-002.00
(NAME)	(NAME)	
313 B Duke St.	3701 Arco Corp Dr #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **WE, PLANTATION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **NICHOLAS MAIALE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit B, of the Plan of Homes at 313 Duke, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20180724-0071962, in the Register's Office of Davidson, Tennessee, to which Exhibit 'C' to said Declaration reference is hereby made for a more particular description of said property.

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 of record in Instrument No. 20180424-0038492 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on April 24, 2019. (Value of consideration shown in aforementioned deed $290,000.00.) Being also known as 313 B Duke St. B Nashville, Tennessee 37207.

unimproved ☐

This is improved ☒ property, known as 313 B Duke St., Nashville, TN 37207
(House No.) (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 our hands this 16th day of October, 2019.

Plantation Properties, LLC

BY: Michael Todd
Michael Todd, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Todd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be a Managing Member of Plantation Properties, LLC, a Tennessee limited liability company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at the office, this 16th day of October, 2019.

Commission Expires: 1-4-21

Teresa Bryant
Notary Public

TERESA L. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY