Karen Johnson Davidson County
Batch# 307173 DEEDWARR
10/28/2019 02:57:34 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20191028-0110397

WARRANTY DEED

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 2-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MountainLand Estates, LLC, a Utah limited liability company	MountainLand Estates, LLC, a Utah limited liability company	0911348001CO
(NAME)	(NAME)	
PO Box 4836	PO Box 4836	
(ADDRESS)	(ADDRESS)	
Logan, UT 84323	Logan, UT 84323	
(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, **James Cole and Deborah Neill, both unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MountainLand Estates, LLC, a Utah limited liability company,** a Utah Limited Liability Company, 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:

BEING Unit A, 411 Eastboro Drive Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 411 Eastboro Drive Residences, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument #201810240105309, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Cole and Deborah Neill, both unmarried by deed from Yellow Ball Development, GP, dated 10-19-18 of record in Instrument #20181024-0105275, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 411A Eastboro Drive, Nashville, TN 37209
(House Number) (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 24th day of October, 2019.

James Cole

Deborah Neill

State of Tennessee
County of Shelby

Personally appeared before me James Cole and Deborah Neill, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of October, 2019.

Notary Public Stephanie F. White
My Commission Expires: 08/20/2023

File No.: 1598

