Karen Johnson Davidson County
Batch# 312944 DEEDWARR
11/07/2019 02:41:49 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20191107-0115303

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11.20.21

(AFFIX SEAL)

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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	081024H00200CO
(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, **P&P Development, LLC, Cole C. Morgan, and Amanda M. Brady, as tenants in common,** 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,** 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. B, on the Horizontal Property Regime for The Homes at 1716 A & B McKinney Avenue, as recorded in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1716 A & B McKinney Avenue of record in Instrument No. 20180629-0063372, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to P&P Development, LLC, Cole C. Morgan, and Amanda M. Brady, as tenants in common by deed from P&P Development, LLC, a Tennessee Limited Liability Company, dated 5-31-18 of record in Instrument #201809210093940 and corrected in #201809250094956, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1716B McKinney Ave., Nashville, TN 37208
(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.

P&P DEVELOPMENT, LLC

Paul Riggan
Partner

Paul Ziady
Partner

Cole C. Morgan by PZ Atty in fact
Cole C. Morgan
by Paul Ziady, Attorney in fact

Amanda M. Brady by PZ Atty in fact
Amanda M. Brady
by Paul Ziady, Attorney in fact

State of Tennessee
County of Davidson

On this 24th of October 2019, before me personally appeared Paul Ziady, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cole C. Morgan, as his Attorney in Fact, under instrument bearing Instrument #20191107-0115301 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Cole C. Morgan under said Power of Attorney. Witness my hand and official seal.

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

Notary Public Judy Reed
My Commission Expires: 11.20.21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

On this 24th of October 2019, before me personally appeared Paul Ziady, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amanda M. Brady, as her Attorney in Fact, under instrument bearing Instrument #20191107-0115302 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Amanda M. Brady under said Power of Attorney. Witness my hand and official seal.

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

Notary Public Judy Reed
My Commission Expires: 11.20.21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of October, 2019, within my jurisdiction, the within named Paul Riggan and Paul Ziady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they the Partners of P&P Development, LLC, a Tennessee limited liability company, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

My Commission Expires: 11.20.21

Notary Public

File No.: 1600

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY