WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,900.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023
(AFFIX SEAL)

SAMANTHA KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

Karen Johnson Davidson County
Batch# 315301 DEEDWARR
11/14/2019 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,101.23
20191114-0117396

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald T. Padfield and Claudia Padfield	Guaranty Home Mortgage Corporation	
(NAME)	(NAME)	
1025 A Cheatham Place	3116 Robert Rose Drive	081-16-0T-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ZEEJAY DEVELOPMENTS, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD T. PADFIELD AND CLAUDIA PADFIELD, HUSBAND AND WIFE**, 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 A of 1025 Cheatham Place Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1025 Cheatham Place Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180125-0008074, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1025 Cheatham Place Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180125-0008074, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Zeejay Developments, LLC by deed from Nora Foote, married, of record in Instrument No. 20170927-0098819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1025 A Cheatham Place, 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 my hand this 12th day of NOVEMBER, 2019

ZEEJAY DEVELOPMENTS, LLC

BY: Kofi W Nuako

KOFI W. NUAKO, SOLE MEMBER

STATE OF Tennessee
COUNTY OF Obion

Before me, the undersigned notary public, personally appeared Kofi W. Nuako with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Zeejay Developments, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 12th day of November, 2019.

Commission expires: 01.15.2020

Hayley Summers
Notary Public

HAYLEY SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)