WARRANTY DEED

Karen Johnson Davidson County
Batch# 317275 DEEDWARR
11/19/2019 09:17:19 AM 2 pgs
Fees: $13.00 Taxes: $2,178.93

20191119-0119160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,900.00

Noreen O'Mara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2022

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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
Noreen O'Mara	**SAME**	
(NAME)	(NAME)	
1027 B Cheatham Place		081-16-0N-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **NASHVILLE MO, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOREEN O'MARA, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 B of 1027 Cheatham Place Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1027 Cheatham Place Home, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171030-0110927, 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 1027 Cheatham Place Home, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171030-0110927, 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 a portion of the same property conveyed to Nashville MO, LLC by Warranty deed from PFOX, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171002-0100207 Register's Office for Davidson County, Tennessee, dated September 28, 2017.

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 1027 B 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 9th day of November, 2019

NASHVILLE MO, LLC

BY: THE GRANDE LEGACY PHASE II, LLC

MEMBER OF NASHVILLE MO, LLC

BY: _____

DANIEL RUDA, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Daniel Ruda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of The Grande Legacy Phase II, LLC, which is a Member of Nashville MO, LLC, the within named bargainor, a limited liability company, and that he as such Manager of The Grande Legacy Phase II, LLC, which is a Member of Nashville MO, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of The Grande Legacy Phase II, LLC, which is a Member of Nashville MO, LLC.

Witness my hand and official seal this 9th day of November, 2019.

Commission expires:

_____
Notary Public

KAREN E. VEJRASKA
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County
My Commission Expires: April 8, 2023
Commission #15396476