Karen Johnson Davidson County
Batch# 318820 DEEDWARR
11/25/2019 09:23:53 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20191125-0121308

KAYLA TABB NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Robert Byrnes	New Owner	105-07-2-E00-50-0CO
(NAME) 440 Merritt Avenue	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, WE,

HIDDEN VALLEY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID ROBERT BYRNES, MARRIED MAN,

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 all of Unit 5 on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for Pillow Street Cottages, now known as We-Ho Cottages, a Townhouse Planned Unit Development of record as Instrument 20160415-0036657, amended in First Amendment to the Declaration of Covenants, Conditions and Bylaws for Pillow Street Cottages, of record in Instrument No. 20180406-0032472, and Instrument No. 20180607-0054928 and Second Amendment of record in Instrument No. 20180802-0075687, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Hidden Valley Homes, LLC, a Tennessee Limited Liability Company by Deed dated August 10, 2017 from Pillow Street Cottages, LLC, a Tennessee limited liability company, recorded August 14, 2017, in Instrument Number 20170814-0083011, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 440 Merritt Avenue, Nashville, TN 37203

LT&E File #15905

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/our hand(s) this 21st day of November, 2019

Hidden Valley Homes, LLC, a Tennessee Limited Liability Company

By: _____
James C. Spangler, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared James C. Spangler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Hidden Valley Homes, LLC, the within named bargainor, a Limited Liability Company, and that such James C. Spangler as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 11th day of October, 2019

_____
Notary Signature

My commission expires: 11/14/21

TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY OF

LT&E File #15905