Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

A-KW-19-4004B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,152,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX)

Karen Johnson Davidson County
Batch# 333098 **DEEDWARR**
12/23/2019 09:27:04 AM 2 pgs
Fees: $13.00 Taxes: $4,264.25

20191223-0131976

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael King and Nicole DeFord	**New Owner**	
(NAME)	(NAME)	**118-13-3C-002.00-CO**
311 Crandon Drive		
(ADDRESS)	(ADDRESS)	
St. Louis, MO 63105		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY NEIL DAVIDSON AND WIFE, GILLIAN PATRICE DAVIDSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL KING AND NICOLE DEFORD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4004 B, of Homes at 4004 Lealand Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Homes at 4004 Lealand Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161005-0105436, 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 Homes at 4004 Lealand Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161005-0105436, and By-laws 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 the same property conveyed to Jeffrey Neil Davidson and wife, Gillian Patrice Davidson by Warranty Deed from Bryan Davis and Elizabeth Marvonne Davis, husband and wife, and Shouvik Kumar Das, unmarried, of record in Instrument No. 20171114-0116973, Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 14, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 61, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plat attached as Exhibit "B" to the Declaration of record in Instrument No. 20161005-0105436, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2196, Page 106, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20161005-0105436, Register's Office for Davidson County, Tennessee.
- Charter for Homes at 4004 Lealand Lane Association, Inc. of record in Instrument No. 20161005-0105435, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 3344, Page 346, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4004 B Lealand Lane, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12 DAY OF DECEMBER, 2019.

Jeffrey Neil Davidson

Gillian Patrice Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY NEIL DAVIDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILLIAN PATRICE DAVIDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212