Warranty Deed

Karen Johnson Davidson County Batch# 352866 DEEDWARR 02/04/2020 10:20:30 AM 3 pgs Fees: $18.00 Taxes: $1,106.30 20200204-0012664	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $299,000.00. Affiant Subscribed and sworn to before me, this the 31st day of January, 2020. Notary Public My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Conner	New Owner	069-16-0A-015.00-CO
3641 Hydes Ferry Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HYDES FERRY VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL AARON CONNER AND MARY KATHRYN CONNER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 15, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171120-0119143 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to David W. Huddleston, married by Warranty deed from Carl R. Johnson and wife, Margaret M. Johnson of record in Instrument No. 20051129-0143617 Register's Office for Davidson County, Tennessee, dated November 29, 2005 and recorded on November 29, 2005.

Property Conveyed to State of Tennessee by Judgment of Forfeiture recorded on May 25, 2007 in Instrument No. 20070525-0062693

Being a portion of the same property conveyed to Mark Driver by Quitclaim deed from State of Tennessee of record in Instrument No. 20080512-0048956 Register's Office for Davidson County, Tennessee, dated May 09, 2008 and recorded on May 12, 2008.

Mark Driver died and his property conveyd to his heirs Brandon Mark Driver and Kristie Driver Probate Docket No. 08-16-097-P

Being a portion of the same property conveyed to Hydes Ferry Venture, LLC, a Tennessee limited liability company by Warranty deed from Brandon Mark Driver and Brigitte Nicole Brantley and Kristie Driver of record in Instrument No. 20180614-0057462 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 14, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3641 Hydes Ferry Road, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2020.

Hydes Ferry Ventures LLC, a Tennessee Limited Liability Company

By: _____
Frank Santas, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank Santas, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Hydes Ferry Ventures LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2020.

_____
Notary Public

My Commission Expires: 5-3-21

Returned to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)