WARRANTY DEED

Karen Johnson Davidson County
Batch# 355510 DEEDWARR
02/10/2020 08:29:33 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20200210-0014722

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

April Hardeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/13/2020
(AFFIX SEAL)

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
Mark Jecmen and Jacqueline Jecmen	New Owners	
(NAME)	(NAME)	
850 Sutton Hill Rd		118 10 0 206.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK JECMEN AND JACQUELINE JECMEN, 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 the Westerly one-half of Lot 18 of Block "E" on the Map of Battlefield Estates, Section No. 2, as shown in Plat Book 843, Page 108, Register's Office for said County.

Being part of the same property conveyed to Achiever Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Adrian Michael Wilson, Unmarried and Ronald Leonard Sanford, Unmarried, of record in Instrument No. 20180427-0039948, in the Register's Office of Davidson County, Tennessee, dated April 24, 2018 and recorded on April 27, 2018.

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 850 Sutton Hill Rd, Nashville, TN 37204
(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 6th day of February, 2020

ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JOHN GRAY PALMER, III, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John Gray Palmer, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of Achiever Development, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 6th day of February, 2020.

Commission expires:

KEVIN B. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

_____
Notary Public