# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2020..

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Richard Hall | Homespire Mortgage Corporation | 10802002000 |
| (NAME) | (NAME) | |
| 954 Colfax Drive | 9711 Washingtonian Blvd, Ste 500 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Gaithersburg, MD 20878 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 369000 DEEDWARR
03/06/2020 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200306-0025719

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 considerations, the receipt of which is hereby acknowledged, we **Nashville Homes LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Richard Hall and Patricia Hall, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 58, on the plan of HAPPY ACRES, as shown on on plat of record in Book 2331, Page 63, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nashville Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 12/21/2018 and recorded on 12/26/2018, from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument 20181226-0124726, Register's Office for Davidson County, Tennessee.. Further being Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed dated 12/21/2018 and recorded on 12/26/2018, from Harold G. Christiansen and Lucille E. Christiansen, of record in Instrument 20181226-0124725, Register's Office for Davidson County,Tennessee.

Subject to all matters shown on the plat of record in Book 2331, Page 63, Covenants, conditions, easements and restrictions of record in Book 2447, Page 557, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 954 Colfax Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 5th day of March, 2020 .

**NASHVILLE HOMES LLC**

**Hozan Barwari, Managing Member**

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hozan Barwari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sole Managing Member, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Hozan Barwari, as such Sole Managing Member.

Witness my hand and Official seal this 5th day of March, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**



202003060025719

# CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

