(1)

Karen Johnson Davidson County
Batch# 369885 DEEDWARR
03/10/2020 09:38:14 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20200310-0026647

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0562

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of March, 2020

Notary Public

Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson K. Gardner 2010 Sheridan Road Nashville, TN 37206	FirstBank 318 Seaboard Lane Suite 205 Franklin, TN 37067	072-16-4K-002.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Kevin Gardner and Megan Gardner, 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 Unit 2010 on the Plan of 2008 Sheridan Road Cottages, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 2008 Sheridan Road Cottages, as set forth in Exhibit "B" of record in Instrument No. 20190618-0058757, 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 Billy Ray Blackburn and wife, Sue Erwin Blackburn by Warranty deed from Charles C. Beatty and wife, Esther Beatty, recorded on the 8th day of August, 1958 in Book 2799, Page 389, in the Register's Office of Davidson County, Tennessee. Sue Erwin Blackburn having predeceased Billy Ray Blackburn. . David R. Blackburn as executor of the estate of Billy Ray Blackburn has the full power to sell and convey subject property without joinder of any beneficiary as set out in docket number 10p-56, filed in the seventh circuit court of Davidson county, Tennessee, probate division.

Being a portion of the same property conveyed to Shannon Leigh Haslam, a single woman by Warranty deed from Estate of Billy Ray Blackburn of record in Instrument No. 20100405-0025297 Register's Office for Davidson County, Tennessee, dated April 1, 2010 and recorded on April 05, 2010.

Being a portion of the same property conveyed to Shannon Leigh Haslam, a single woman by Quitclaim deed from David R. Blackburn, executor and devisee; Larry K. Blackburn, Devisee, and Steven A. Blackburn, Devisee, of the Estate of Billy Ray Blackburn of record in Instrument No. 201001816-0064514 Register's Office for Davidson County, Tennessee, dated August 06, 2010 and recorded on August 16, 2010.

Being a portion of the same property conveyed to Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company by Warranty deed from Shannon Leigh Haslam NKA Shannon Leigh Sullivan and husband, Ryan Sullivan of record in Instrument No. 20190606-0054324 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 06, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2010 Sheridan Road, Nashville, TN 37206

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

Dated this the 6th day of March, 2020.

Jackson Valley Land Partners LLC, a Tennessee limited liablity company

By: _____
Douglas Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Jackson Valley Land Partners, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 6th day of March, 2020.

_____
Notary Public
My Commission Expires: _____



(Notary Seal)