Karen Johnson Davidson County
Batch# 373808 DEEDWARR
03/17/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20200317-0029696

#35308

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,200,000.00.

Affiant

Subscribed and sworn to me on March 13, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33287

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Bacchetta Jane Ruman 157 Haverford Avenue Nashville, TN 37205	Synovus Bank 1033 Demonbreon St Suite 200 Nashville, TN 37203	115-16-B-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 155 Haverford Homes, LLC, a Tennessee limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Matthew Bacchetta and Jane Ruman, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 155B, together with the appurtenant interest in the common element of the 155 Haverford Townhomes, as shown on the site plan attached as Exhibit D to the Declaration of Covenants, Conditions and Restrictions for 155 Haverford Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181115-0112540 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Kevin McGinn by Warranty Deed from Mary G. Cherry and husband, Elvis H. Cherry, of record as instrument No. 20180928-0096425 in the Register's Office for Davidson County, Tennessee. And being further conveyed to 155 Haverford Homes, LLC, by Quitclaim Deed dated November 14, 2018 and recorded November 15, 2018 from Kevin McGinn, of record as Instrument No. 20181115-00112537 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of the 155 Haverford Homeowners Association, Inc., of record as Instrument No. 20181115-0112538 in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 157 Haverford Avenue, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 13th day of March 2020.

155 Haverford Homes, LLC,
a Tennessee limited liability company

By: _____
Kevin McGinn, Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of 155 Haverford Homes, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and official seal on March 13, 2020.

_____
NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 01, 2021

My Commission Expires: 9/1/21

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

