Karen Johnson Davidson County
Batch# 375856 **DEEDWARR**
03/23/2020 11:35:20 AM 2 pgs
Fees: $13.00 Taxes: $2,108.63

20200323-0031394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 569,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY KAY TABOR

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Marie Davies	New Owner	105-07-2-E01-00-0CO
(NAME)	(NAME)	
1320 Pillow Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

HIDDEN VALLEY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHLEEN MARIE DAVIES, A SINGLE WOMAN

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 all of Unit 10 on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for Pillow Street Cottages, now known as We-Ho Cottages, a Townhouse Planned Unit Development of record as Instrument 20160415-0036657, amended in First Amendment to the Declaration of Covenants, Conditions and Bylaws for Pillow Street Cottages, of record in Instrument No. 20180406-0032472, and Instrument No. 20180607-0054928 and Second Amendment of record in Instrument No. 20180802-0075687, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Hidden Valley Homes, LLC, a Tennessee Limited Liability Company

Being part of the same property conveyed to Hidden Valley Homes, LLC, a Tennessee Limited Liability Company by Deed dated August 10, 2017 from Pillow Street Cottages, LLC, a Tennessee limited liability company, recorded August 14, 2017, in Instrument Number 20170814-0083011, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #16399

This *Improved* property is commonly known as: 1320 Pillow Street, Nashville, TN 37203

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/our hand(s) this 20th day of March, 2020

Hidden Valley Homes, LLC, a Tennessee Limited Liability Company

By: _____
James C. Spangler, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of March, 2020, before me personally appeared James C. Spangler, Member of Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of March, 2020.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Signature
My commission expires: 11/14/21

LT&E File #16399