Karen Johnson Davidson County
Batch# 381984 DEEDWARR
04/06/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $4,976.50
20200406-0036301

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,345,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2020.

Notary Public

My commission expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Todd C. Alexander and Kristi S. Alexander** | **New Owner** | **118-09-0Q-001.00CO** |
| **1014B Noelton Avenue** | | |
| **Nashville, TN 37204** | | |

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, WE,

**Hammond & Brandt Builders, LLC, a Tennessee Limited Liability Company**

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

**Todd C. Alexander and Kristi S. Alexander, 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 B on the Plan of 1014 Noelton Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20181212-0120923, amended in Instrument No. 20200305-0024711, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Hammond & Brandt Builders, LLC, a Tennessee limited liability company, by Warranty Deed, from Patricia R. Gregory, Sandy Spitz, and Regenia Barron Cate, Trustees of the Lawrence Lindsley Davis Revocable Living Trust, of record in Instrument No. 20181005-0099092, dated September 28, 2018, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20181212-0120923, amended in Instrument No. 202000305-0024711, Register's Office for Davidson County, Tennessee.
Notice of Completion of record in Instrument No. 20200221-0019449, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1014B Noelton Avenue, Nashville, TN 37204.

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 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 31st day of March, 2020.

Hammond & Brandt Builders, LLC, a Tennessee Limited Liability Company

By: X _____
Walt Brandt, Member and Chief Manager

By: X _____
M. Paul Hammond, Member and Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me of the state and county mentioned, personally appeared Walt Brandt and M Paul Hammond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Member and Chief Manager of Hammond & Brandt Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Walt Brandt as such Member and Chief Manager and M. Paul Hammond as Member and Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member, Chief Manager and Secretary.

Witness my hand and seal, at office on this 31st day of March, 2020.

_____
Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-109
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

# True Copy Certification

I, **Jennifer Pennell**, 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022