WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of May, 2020.

NOTARY PUBLIC

My commission expires:

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(AFFIX SEAL)

PREPARED BY: ~~RETURNED TO:~~
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

(this space for recording info)

Karen Johnson Davidson County
Batch# 400002 DEEDWARR
05/14/2020 12:19:52 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20200514-0050160

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1107 PHILLIPS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody Phillips and Taylor N. Nantz		
(NAME)	(NAME)	
5810A Morrow Road	New Owner	091061P00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I, **GardWill, LLC, a Tennessee limited liability company,,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Phillips and Taylor N. Nantz, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5810 Morrow Road a Horizontal Property Regime with Private Elements of record as Instrument No: 20190611-0056131 and amended in Instrument No. 20190612-0056438 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Amanda L. Broadway, an unmarried woman and Benny A. Broadway, Jr., a married man of record in Instrument No. 20150227-0017022 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on February 27, 2015.

Being a portion of the same property conveyed to PMC Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Province Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190603-0052761 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 03, 2019.

Being a portion of the same property conveyed to Music City Financial, LLC by Warranty deed from PMC Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190610-0055379 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

Being a portion of the same property conveyed to GardWill, LLC by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20190610-0055668 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

DESIGNATED as Tax ID: 091-06-1P-002.00-CO

This is
unimproved ☐
improved ☒ property known as 5810A Morrow Road, Nashville, TN 37209

(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 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 hand this the 13th day of May, 2020.

GardWill, LLC, a Tennessee limited liability company

BY: GARDWILL LLC BY NATHAN
Nathan Graham, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are members of Gardwill, LLC, a Tennessee limited liability company, the makers, that they are authorized by the makers to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the makers, for the purposes therein contained. Witness my hand and official seal, this the 13th day of May, 2020.

Notary Public

My Commission Expires:

3/20/2023

WILSON COUNTY
KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC