Karen Johnson Davidson County
Batch# 407310 DEEDWARR
05/28/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20200528-0055323

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$468,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/2022

(AFFIX SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Blake Adams and Jessica Ruta Lawson-Adams	New Owner	091131J00100CO
(NAME)	(NAME)	
506 A East Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **P & P Development, LLC, a Tennessee Limited Liability Company and Cole Morgan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Blake Adams and Jessica Ruta Lawson-Adams, 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" as shown on Exhibit "B" to the Declarations of Covenants, Conditions and Restrictions for 506 East Bend Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190627-0062289, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to P & P Development, LLC, a Tennessee Limited Liability Company and Cole Morgan as Tenants in Common by deed datec August 17, 2018 from Aaron Connolly, an unmarried man of record in Instrument No. 20180817-0081910, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 506 A East Bend Drive, 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/our hands this 21st day of May, **2020.**

P & P Development, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

Witness my/our hands this 14th day of May, **2020.**

_____
Cole Morgan

State of **Tennessee**
County of **Davidson**

On this 21st day of May, **2020,** before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **I. Dyke Tatum,** as **Authorized Agent** of **P & P Development, LLC,** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that he executed the same as **his** free act and deed.

WITNESS my hand and notary seal this 21st day of May, **2020.**

_____
Notary Public Theresa L. Smith

My Commission Expires: 9/6/2022

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Illinois
County of Will

On this 20 day of May, **2020** before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Cole Morgan** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

WITNESS my hand and notary seal this 20 day of May, **2020.**

_____
Notary Public

My Commission Expires: 11-26-23

"OFFICIAL SEAL"
STACEY L ROBINSON
Notary Public - **State of Illinois**
My Commission Expires **November 26, 2023**

File No.: 20-Adams

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY