File 33221-8

Box 14

WARRANTY DEED

File #2020063075

Karen Johnson Davidson County
Batch# 411517 DEEDWARR
06/08/2020 11:56:51 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200608-0058522

STATE OF TENNESSEE
COUNTY OF Davidson

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

Cindy O'Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas Monday and Kelli N. Monday	NEW OWNER	124-00-0-142.00
(NAME)	(NAME)	
2008 Woodlake Ct.	2008 Woodlake Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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/WE, **True Craftsman Construction, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dallas Monday and wife, Kelli N. Monday,** 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 Lot No. 3 on the Final Plat of The Willard Adams Property, of record in Instrument No. 20170804-0079660, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to True Craftsman Construction, LLC, by Deed dated September 5, 2017 from Charlene Sue Griffin, individually and as Executrix of the Estate of Willard W. Adams, Belinda Louise Mills, and Dorothy Alene Reed, of record in Instrument No. 20170915-0094754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for the year 2020, a lien, not yet due or payable; any and all matters appearing in plat of record in Instrument No. 20170804-0079660, said Register's Office.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒
This is improved ☐ property, known as **2399 Granny Wright Ln., Hermitage, TN 37076**

(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 our hands this 5th day of June, 2020.

True Craftsman Construction, LLC

BY: _____

Mark Clark, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Mark Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of True Craftsman Construction, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his name as Chief Manager of said company.

Witness my hand and official seal at office, this 5th day of June, 2020.

Commission expires:

ATT VIXAY LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public

MY COMMISSION EXPIRES:
01/18/22

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128