WARRANTY DEED

Karen Johnson Davidson County
Batch# 412232 DEED/WARR
06/09/2020 09:06:45 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20200609-0058837

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of June, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Erickson	new owner	148-05-0D-002.00CO
(NAME)	(NAME)	
3803 Barlow Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **P & P Development LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyle Erickson,** 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:

S. unmarried

LAND in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" of The Declarations of Covenants, Conditions and Restrictions for 355 Leo Lane Homes, a Horizontal Property Regime with Private Elements of Record in Instrument No. 20190716-0069531, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more accurate description.

BEING part of the same property conveyed to P & P Development LLC by deed from Pah Sheh and Ree Tah, husband and wife dated July 10, 2019 and recorded on July 11, 2019 in Instrument No. 20190711-0067443, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to correct error of spelling on Grantor name is recorded in Instrument No. 20190808-0078861, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3803 Barlow Drive, Nashville, TN 37211
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument # 20190716-0069531, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-20-3850

Witness my/our hands this 4th day of June, 2020.

P & P Development LLC

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

On this **4th** day of **June, 2020**, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **I. Dyke Tatum**, the **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 official seal this **4th** day of **June, 2020.**

_____
Notary Public Theresa L. Smith

My Commission Expires: 9/6/2022

File No.: 20-Erickson

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