WARRANTY DEED

Karen Johnson Davidson County
Batch# 431140 DEEDWARR
07/06/2020 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20200706-0072341

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Reed		082-08-0-370.00
(NAME)	(NAME)	
1002 Seymour Ave	Newowner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **TBH Properties, LLC a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew Reed and Jessica Hiltenbrand**, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 the easterly 15 feet of the northerly 150 feet of Lot No. 55 and the westerly 50 feet of the northerly 150 feet of Lot No. 56 on the Plan of Stratton and Seymour's Addition to as of record in Plat Book 57, Page 23, Register's Office for said County.

Said part of Lots Nos. 55 and 56 front together 65 feet on the southerly side of Seymour Avenue and run back between parallel lines 130 feet to the northerly margin of proposed alley.
Being the same property conveyed to David Dotson, a single person by Special Warranty Deed from Federal National Mortgage Association dated 03/31/2011 and recorded 06/06/2011, of record in Instrument 201106060043010, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC a Texas Limited Liability Company dated 12/05/2019 and recorded 12/16/2019, of record in Instrument 201912160129348, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TBH Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Raja Properties, LLC, a Tennessee Limited Liability Company, dated 04/10/2020 and recorded 04/15/2020, of record in Instrument 202004150039546, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all 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 ☐

File No.: 774474
Warranty Deed TN

This is improved ☒ 1002 Seymour Ave, Nashville, TN 37206

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of June, 2020.

TBH Properties, LLC a Tennessee limited liability company

By: _____

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ray Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged herself to be the member, the within named bargainor, TBH, Properties, a Tennessee Limited Liability Company, and that he/she as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of TBH Properties, LLC the limited liability company, by the said Ray Tate, as such member.

Witness my hand and Official seal this 18th day of June, 2020.

_____

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G Spruill

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

