Karen Johnson Davidson County
Batch# 472116 DEEDWARR
09/09/2020 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,877.75
20200909-0102620

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014163

#35632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,500.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Burton Massey *et ux* 410A Rudolph Avenue Nashville, Tennessee 37206	F & M Bank 10 Cadillac Drive, Ste. #100 Brentwood, TN 37027	083-10-0-E-001.00 CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Seven Thousand Five Hundred and 00/100 Dollars ($507,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PD INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ERIC BURTON MASSEY AND LINDA TEMPLIN DAVIDSON, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Homes at Rudolph, a Horizontal Property Regime with Private Elements of record in Instrument #20130723-0076258, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to PD Investments, GP by Quitclaim Deed from Pantheon Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200828-0097935, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 410A Rudolph Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Homes at Rudolph, a Horizontal Property Regime with Private Elements of record in Instrument #20130723-0076258; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 4th day of September, 2020.

PD INVESTMENTS, GP,
a Tennessee general partnership

BY: _____
JAMES T. REEDY, III, PARTNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 4th day of September, 2020, before me, appeared James T. Reedy, III, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a partner of PD Investments, GP, a Tennessee general partnership and that said instrument was signed on behalf of said PD Investments, GP, and said partner acknowledged said instrument to be the free act and deed of said PD Investments, GP.

WITNESS my hand and seal, this the 4th day of September, 2020.



Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

