WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/19/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Hardwick and Misty Blu Hardwick	Caliber Home Loans	
(NAME)	(NAME)	
6364 A Alamo Pl.	1525 S. Beltline Rd.	091 09 3H 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Coppell, TX 75019	
(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, WE, **L & W DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. HARDWICK AND MISTY BLU HARDWICK, 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 of Homes at 6364 Alamo Place, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6364 Alamo Place, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190318-0024477, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6364 Alamo Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190318-0024477, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to L & W Development Group LLC, a Tennessee limited liability company, by Quit Claim Deed from Mark Larimore, married, of record in Instrument No. 20190712-0068000, in the Register's Office of Davidson County, Tennessee, dated July 9, 2019 and recorded on July 12, 2019.

Being part of the same property conveyed to Mark Larimore, married by Warranty Deed from Sharon R. Johnson and Sheila Tidwell, married to each other, of record in Instrument No. 20180907-0088824, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 477010 DEEDWARR
09/16/2020 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20200916-0105884

unimproved
This is improved x property, known as 6364 A Alamo Pl., 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 hand this 15 day of September, 2020.

L & W DEVELOPMENT GROUP, LLC

BY: _____

MARK A. LARIMORE, MEMBER-MANAGER

BY: _____

TIM M. WRIGHT, MEMBER-MANAGER

STATE OF Alabama

COUNTY OF Montgomery

Before me, the undersigned notary public of Montgomery County, AL, personally appeared Mark A. Larimore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member-Manager of L & W Development Group, LLC the within named bargainor, a limited liability company and that he as such Member- Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member- Manager.

Witness my hand and official seal this 15 day of Sept, 2020.

Commission expires: 1/24/24

Rachel Langham
Notary Public

unimproved
This is improved x property, known as 6364 A Alamo Pl., 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 hand this 15 day of September, 2020.

L & W DEVELOPMENT GROUP, LLC

BY: _____

MARK A. LARIMORE, MEMBER-MANAGER

BY: Tim M. Wright

TIM M. WRIGHT, MEMBER-MANAGER

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of _____ County, _____, personally appeared Mark A. Larimore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member-Manager of L & W Development Group, LLC the within named bargainor, a limited liability company and that he as such Member- Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member- Manager.

Witness my hand and official seal this _____ day of _____, 2020.

Commission expires:

_____
Notary Public

STATE OF North Carolina
COUNTY OF Macon

Before me, the undersigned notary public of Macon County, North Carolina personally appeared Tim M. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member-Manager of L & W Development Group, LLC the within named bargainor, a limited liability company and that he as such Member- Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member- Manager.

Witness my hand and official seal this 15 day of September, 2020.

Commission expires: 6/18/2021

Crystal S. Corbin
Notary Public

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY