Karen Johnson Davidson County
Batch# 480106 DEEDWARR
09/21/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20200921-0108233

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2020.

Notary Public
My Commission Expires: 6-26-21

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Isaac Jameson and Alyssa Jameson 607 Bagleyshop Dr Nashville, TN 37209	~~New Owner~~ F&M Bank 10 Cadillac Drive, Ste 100 Brentwood, TN 37027	Tax Parcel ID No. 090-12-4E-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCH CONSTRUCTION OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ISAAC JAMESON AND ALYSSA JAMESON, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of The Homes at 607 Bagleyshop Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 607 Bagleyshop Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191204-012479, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to MCH CONSTRUCTION OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TERRY W. PALMER, MICKEY, PALMER AND LINDA CAROL LAIN, of record in Instrument 20191001-0099899, dated September 30, 2019, said Register's Office.

This is unimproved property commonly known as: **607 Bagleyshop Dr, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2020.

MCH CONSTRUCTION OF TN, LLC

Tyler Riggs, Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tyler Riggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the authorized representative of **MCH CONSTRUCTION OF TN, LLC,** the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such persons as member.

Witness my hand and official seal at office this 21st day of September, 2020

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Tracey Boshears, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

