WARRANTY DEED

Karen Johnson Davidson County
Batch# 482891 **DEEDWARR**
09/24/2020 01:54:13 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20200924-0110117

A-ARG-20-4103B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicolas Aaron Smith and Taylor Grace Crum	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**063-08-0M-002.00-CO**
4103B Main Street	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Fort Worth, TX 76161-0292**	
(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 consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER JORDAN MOTLEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLAS AARON SMITH, UNMARRIED, AND TAYLOR GRACE CRUM, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Homes on Main, as shown as Exhibit "B", of the Declaration of Covenants, Conditions and Restrictions for Homes on Main, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180508-0044149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with all common elements as are appurtenant to and set out in said Declaration of Covenants, Conditions and Restrictions for Homes on Main, of record in 20180508-0044149, said Register's Office.

Being the same property conveyed to Christopher Jordan Motley by Warranty deed from Design Service Group,LLC a Tennessee Limited Liability Company of record in Instrument No. 20190429-0039074 Register's Office for Davidson County, Tennessee, dated April 24,2019 and recorded on April 29,2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10882, Page 792, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180508-0044149, Register's Office for Davidson County, Tennessee.
- ROW of Main Street.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4103B Main Street, Old Hickory, Tennessee 37138**.

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), their heirs and 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), 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/our hand(s) this the 17 DAY OF SEPTEMBER, 2020.

Christopher Jordan Motley by Benjamin DuBose as Attorney-in-Fact

Christopher Jordan Motley by Benjamin Dubose as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER JORDAN MOTLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER JORDAN MOTLEY.

Witness my hand and official seal this the 17th of September, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212