Karen Johnson Davidson County
Batch# 487713 DEEDWARR
10/01/2020 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20201001-0113582

#35726

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Beth M. Brock Affiant Subscribed and sworn to before me, this 25th day of September, 2020. Dianne R. Kirby Notary Public My Commission Expires: 9-7-21

DIANNE R. KIRBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sean White and Taryn White 609 Bagleyshop Dr Nashville, TN 37209	Send Tax Bills to: New Owner 609 Bagleyshop Dr. Nashville, TN 37209	Tax Information: Tax Parcel ID No. 090-12-4E-002.00

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 **SEAN WHITE AND TARYN WHITE, 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. 607B, together with the appurtenant interest in the common elements of The Homes at 607 Bagleyshop Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20191204-0124749, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B".

Being part of the property conveyed to MCH CONSTRUCTION OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from TERRY W. PALMER, MICKEY PALMER, AND LINDA CAROL LAIN, of record as Instrument No. 20191001-0099899, in the Register's Office of Davidson County, Tennessee.

This is unimproved property commonly known as: **609 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 25th day of September, 2020.

MCH CONSTRUCTION OF TN, LLC

Tyler Riggs, Member

Matt Haynes, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tyler Riggs and Matt Haynes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be the sole members 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 authorized representative.

Witness my hand and official seal at office this 25th 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, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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:

