WARRANTY DEED

Karen Johnson Davidson County
Batch# 521934 DEEDWARR
11/30/2020 09:09:05 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20201130-0138725

JENNIFER D. STACEY WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF November, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10/3/21

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
Derrick Mason, Trustee	NEW OWNER	
(NAME)	(NAME)	132-01-0Z-002.00-CO
4018 B Lealand Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **COMBS HOSPITALITY, INC., A MISSOURI CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DERRICK MASON, TRUSTEE OF THE DERRICK MASON REVOCABLE LIVING TRUST U/A/D OCTOBER 9, 2001,** HEREINAFTER CALLED THE GRANTEE, HIS 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 B of Homes at 4018 Lealand Lane, 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 4018 Lealand Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180730-0073821, 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 4018 Lealand Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180730-0073821, 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 Combs Hospitality, Inc., a Missouri Corporation, by Warranty Deed from Pfox, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190820-0083208 Register's Office for Davidson County, Tennessee, dated August 19, 2019.

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.

unimproved
This is improved x property, known as 4018 B Lealand Lane, Nashville, TN 37204
(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 24th day of November, 2020

COMBS HOSPITALITY, INC.,

A MISSOURI CORPORATION

BY: Kendall Combs

KENDALL COMBS, SECRETARY

STATE OF Missouri

COUNTY OF Taney

Before me, the undersigned notary public of ~~Davidson~~ Taney County, ~~Tennessee~~ Missouri, personally appeared Kendall Combs, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Secretary of Combs Hospitality, Inc., the within named bargainor, a corporation, and that he as such Secretary of Combs Hospitality, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Secretary.

Witness my hand and official seal this 24th day of November, 2020.

Commission expires:

Karen E. Vejraska
Notary Public

KAREN E. VEJRASKA
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County
My Commission Expires: April 8, 2023
Commission #15396476